



City of El Cajon

2013-2021 Housing Element



CITY OF EL CAJON

Community Development Department
Planning Division
200 Civic Center Way
El Cajon, CA 92020
(619) 441-1741

Final

Adopted 27 August 2013, City Council Resolution No. 91-13

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**DIVISION OF HOUSING POLICY DEVELOPMENT**

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September 9, 2013

Mr. Doug Williford, City Manager
City of El Cajon
200 Civic Center Way
El Cajon, CA 92020

Dear Mr. Williford:

RE: Review of the City of El Cajon's 5th Cycle (2013-2021) Adopted Housing Element

Thank you for submitting the City of El Cajon's housing element adopted August 27, 2013 and received for review on September 3, 2013. Pursuant to Government Code Section 65585(h), the Department is reporting the results of its review.

The Department is pleased to find the adopted housing element in full compliance with State housing element law (Article 10.6 of the Government Code). The Department's review found the adopted element to be substantially the same as the revised draft element reviewed by the Department on April 10, 2013 and determined to comply with statutory requirements.

The element identifies adequate sites to accommodate the City's regional housing need for lower-income households as demonstrated by Program 1 to rezone a sufficient number of sites to accommodate a shortfall of capacity for 1363 units by June 30, 2015. The program commits to permit owner-occupied and rental multifamily by-right at minimum densities of 20 units per acre accommodating at least 16 units per site. The City must monitor and report on the results of this and other programs through the annual progress report, required pursuant to Government Code Section 65400.

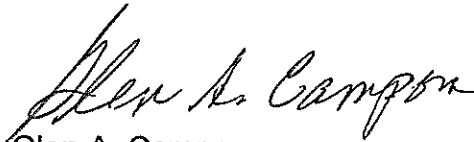
The Department is pleased to report the City now meets specific requirements for several State funding programs designed to reward local governments for compliance with State housing element law. More information about the Department's funding programs can be found at http://www.hcd.ca.gov/hpd/hrc/plan/he/loan_grant_hcompl011708.pdf.

Specifically, the City's 4th cycle housing element compliance makes it eligible to meet one of the threshold requirements of the Housing Related Parks (HRP) Program that rewards local governments for approving housing affordable to lower-income households. The HRP Program, funded by Proposition 1C, provides grant funds to eligible local governments for every qualifying unit permitted since 2010. Grant awards can be used to fund park-related capital asset projects. More specific information about the Program is available on the Department's website at <http://www.hcd.ca.gov/hpd/hrpp/>.

Mr. Doug Williford, City Manager
Page 2

The Department appreciates the hard work, cooperation and assistance provided by Mr. Manjeet Ranu, Planning Manager; Mr. Noah Alvey, Associate Planner; and Ms. Veronica Tam, Veronica Tam and Associates, throughout the course of the housing element review. The Department wishes El Cajon success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code Section 65400. If the Department can provide assistance in implementing the housing element, please contact Robin Huntley, of our staff, at (916) 263-7422.

Sincerely,

A handwritten signature in cursive script, reading "Glen A. Campora".

Glen A. Campora
Assistant Deputy Director

RESOLUTION NO. 91-13

A RESOLUTION APPROVING THE 2013 – 2021 HOUSING
ELEMENT; GENERAL PLAN AMENDMENT NO. 2011-04.

WHEREAS, all requirements for public review and input have been met, as described in the staff report, for the final draft Housing Element and Negative Declaration; and

WHEREAS, the Housing Element complies with state law; and

WHEREAS, the sites inventory meets the Regional Housing Needs Assessment allocation of housing units for El Cajon; and

WHEREAS, the Housing Element is internally consistent with other elements of the General Plan; and

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on August 12, 2013 and adopted Resolution Nos. 10734 and 10735, recommending City Council approval of the Negative Declaration (State Clearinghouse No. 2013061054) and 2013 – 2021 Housing Element; and

WHEREAS, the City Council duly advertised and held a public hearing on August 27, 2013, to consider the Negative Declaration and 2013 – 2021 Housing Element; and

WHEREAS, the City Council adopted Resolution No. 90-13, approving the Negative Declaration.

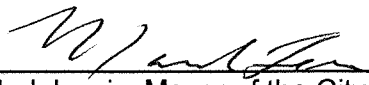
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL CAJON AS FOLLOWS:

Section 1. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon City Council in regard to the 2013 – 2021 Housing Element.

Section 2. That based upon said findings of fact, the El Cajon City Council hereby APPROVES the 2013-2021 Housing Element Update, General Plan Amendment 2011-04, which is included as Exhibit "A".

PASSED AND ADOPTED by the City Council of the City of El Cajon, California at an Adjourned Regular Joint City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency Meeting held this 27th day of August, 2013, by the following vote to wit:

AYES	:	Lewis, Ambrose, Kendrick, McClellan, Wells
NOES	:	None
ABSENT	:	None
DISQUALIFY	:	None


Mark Lewis, Mayor of the City of El Cajon

ATTEST:

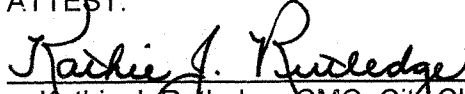

Kathie J. Rutledge, CMC, City Clerk

Table of Contents

Table of Contents	i
Section 1: Introduction	1
A. Legal Framework	1
B. Relationship to the General Plan	1
Section 2: Community Outreach.....	3
A. Outreach during Development of Housing Element.....	3
B. Review of Draft Housing Element.....	5
Section 3: Community Profile.....	7
A. Population Characteristics.....	7
B. Household Characteristics.....	13
C. Housing Problems	18
D. Special Needs Groups	21
E. Housing Stock Characteristics.....	31
F. Affordable Housing.....	40
Section 4: Housing Constraints	45
A. Market Constraints	45
B. Governmental Constraints.....	49
C. Availability of Public Services and Facilities and Environmental Constraints.....	70
Section 5: Housing Resources.....	71
A. Future Housing Needs	71
B. Residential Sites Inventory	74
C. Adequacy of Sites Inventory	82
D. Funding Resources.....	85
E. Administrative Capacity	87
F. Opportunities for Energy Conservation.....	88
Section 6: Housing Plan.....	91
A. Goal, Objectives, and Implementing Programs.....	91
B. Summary of Objectives	104
Appendix A: Public Participation Plan.....	A-1
Appendix B: Review of Past Accomplishments	B-1
Appendix C: Sites Inventory	C-1

List of Tables

Table 1: Population Growth (1990-2020).....	8
Table 2: Age Characteristics (1990-2010).....	9
Table 3: Employment Characteristics (2000-2010).....	11
Table 4: Mean Salary by Occupation - San Diego Region (2011).....	12
Table 5: Household Characteristics (2010).....	14
Table 6: Average Persons per Household (2010 and 2030)	15
Table 7: Households by Income Category (2006-2008).....	16
Table 8: Housing Assistance Needs of Lower Income Households (2006-2008)	18
Table 9: Cost Burden (Overpayment) by Tenure and Income Level (2006-2008)	19
Table 10: Overcrowded Housing Units (2000-2010)	20
Table 11: Special Needs Groups in El Cajon (2010).....	21
Table 12: Persons Age 65 and Over (2010).....	22
Table 13: Disability Status (2008-2010).....	24
Table 14: Large Households (2010).....	26
Table 15: Single-Parent Households (2010)	27
Table 16: Homelessness in El Cajon and San Diego Region (2012).....	29
Table 17: Housing Unit Growth (1990-2010)	31
Table 18: Projected Housing Unit by Type (2010-2030).....	32
Table 19: Tenure of Occupied Units (2000-2010)	33
Table 20: Household Size by Tenure (2000-2010)	33
Table 21: Vacancy Rates by Community and Property Age (2011)	34
Table 22: Changes in Median Home Sale Prices.....	36
Table 23: Average Monthly Rent (2011).....	37
Table 24: Affordable Housing Costs (2012).....	39
Table 25: Assisted Housing Inventory and At-Risk Status	41
Table 26: Market Value of At-Risk Housing Units.....	42
Table 27: Rental Subsidies Required	43
Table 28: Estimated New Construction Costs.....	44
Table 29: Disposition of Home Purchase and Home Improvement Loan Applications.....	46
Table 30: Zoning Consistency Chart.....	50
Table 31: Residential Development Standards	53
Table 32: Housing Types in Residential Zones.....	54
Table 33: Planning Fee Schedule.....	62
Table 34: Construction and Fee Description - Single-Family Prototype (2012).....	63
Table 35: Construction and Fee Description - Multi-Family Prototype (2012).....	64
Table 36: Housing Needs for 2010-2020.....	72
Table 37: Remaining 2010-2020 Share of Regional Housing Needs.....	72
Table 38: Entitled Housing Projects.....	73
Table 39: Development Potential in SP 182	77
Table 40: Development Potential in SP No. 19.....	77
Table 41: Development Potential at Grossmont Community College.....	78
Table 42: Vacant and Underutilized Residential Sites Citywide.....	79
Table 43: Residential Sites to be Upzoned to Achieve General Plan Consistency	80
Table 44: Nonresidential Sites to be Rezoned to Mixed Use.....	81
Table 45: Low Density Residential Sites to be Rezoned to High Density Residential	81

Table 47: Adequacy of Sites Inventory.....	83
Table 48: Summary of Capacity Requiring Rezoning/Upzoning.....	85
Table 49: Summary of Quantifiable Objectives.....	104

List of Figures

Figure 1: Percent Change in Population Growth (1990-2010).....	8
Figure 2: Age Distribution (1990-2010)	9
Figure 3: Race/Ethnicity (2010).....	10
Figure 4: Distribution of Household Types (2000-2010).....	14
Figure 5: Median Household Income (2006-2010).....	17
Figure 6: Household Income (2006-2010)	17
Figure 7: Type of Housing Unit (2010).....	32
Figure 8: Housing Stock Age (2010)	35
Figure 9: Median Home Sales Price (2010)	36
Figure 10: Average Annual Unemployment Rates (2007 & 2011).....	49
Figure 11: Downtown Specific Plan - SP 182.....	51
Figure 12: Potential Transitional Service Center Sites	58
Figure 13: Sites Inventory Map	84

Section 1: Introduction

A. Legal Framework

This 2013-2021 Housing Element represents the City of El Cajon's effort in fulfilling the requirements under the State Housing Element law. The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's major housing goal. Recognizing the important role of local planning and housing programs in the pursuit of this goal, the Legislature has mandated that all cities and counties prepare a housing element as part of the comprehensive General Plan.

Pursuant to State law, the Housing Element must be updated periodically according to statutory deadlines. This Housing Element covers the planning period of January 1, 2013 through April 30, 2021.

The Element must include the following components:

- An analysis of the City's population, household, and employment base, and the characteristics of the housing stock.
- A summary of the present and projected housing needs of the City's households.
- A review of potential constraints to meeting the City's identified housing needs.
- An evaluation of opportunities that will further the development of new housing.
- A statement of the Housing Plan to address the identified housing needs.

B. Relationship to the General Plan

The City of El Cajon General Plan underwent an update in 2001, and is comprised of the following elements: 1) Annexation; 2) Circulation; 3) Conservation; 4) Historic Preservation; 5) Housing; 6) Land Use; 7) Noise; 8) Open Space and Parks; 9) Safety; 10) Hazardous Waste Management; and 11) Solid Waste Management. The Housing Element is being updated at this time in conformance with the 2013-2021 update cycle for jurisdictions in the San Diego Association of Governments (SANDAG) region. The Housing Element builds upon the other General Plan elements and is entirely consistent with the policies set forth by the General Plan, as amended. As portions of the General Plan are amended in the future, the Plan (including the Housing Element) will be reviewed to ensure that internal consistency is maintained.

The City also recognizes that recent changes to State laws require the updating of various elements of the General Plan, upon update of the Housing Element, to address the following issues:

- AB 162 – Update to the Land Use, Conservation, and Safety Elements to address flood hazards and flood management

- SB 244 - Update to the Land Use Element to address the provision of public services and infrastructure to disadvantaged unincorporated communities
- SB 1241 - Update to the Safety Element to address fire hazards (for Housing Element revisions due on or after January 1, 2014)

Section 2: Community Outreach

A. Outreach during Development of Housing Element

1. Outreach at Community Events

The City of El Cajon conducted an extensive community outreach program to obtain public input on housing needs, policies, and programs as part of the development of the 2013-2020 Housing Element. On June 26, 2012 the City Council approved a Public Participation Plan (see Appendix A). The City also conducted outreach at the following community events:

- Cajon Classic Cruise: July 18, 2012
- Concerts on the Green: August 24, 2012
- El Cajon Safety & Career Expo: October 8, 2012
- Mother Goose Parade: November 18, 2012



A total of ten individuals stopped by the Cajon Classic Cruise booth and three individuals filled out housing surveys. A total of 12 individuals stopped by the booth and four individuals filled out housing surveys at the Concerts on the Green event at Prescott Promenade on August 24, 2012. The top priorities of those individuals that filled out surveys were as follows:

Housing Needs:

1. Senior and disabled housing
2. Homeless
3. Large families

Housing Constraints:

1. Public services/facilities
2. Lower income
3. Availability of mortgage and rehabilitation financing

Housing Programs:

1. Homeless shelters
2. First time homebuyer assistance/residential rehabilitation

2. Information Distribution

The City distributed information and updates on the City's website and Facebook page throughout the development of the Housing Element:

<http://www.ci.el-cajon.ca.us/dept/comm/housing%20element.html>

3. Public Meetings

a. Community Meetings

Two housing element community meetings were held on July 18, 2012. The first meeting was at 3 p.m. and the second meeting was at 7 p.m. A total of 10 stakeholders/interested residents attended the first meeting and two attended the second meeting. Those attending the first meeting were primarily representatives of housing advocacy organizations. All attendees participated in a priority setting exercise and filled out surveys to help staff prioritize housing needs, housing constraints and housing programs.

Cumulative top priorities of those participating in the workshops were as follows:

Housing Needs:

1. Housing for low income households
2. Large families
3. Transitional/homeless housing
4. Senior and disabled housing

Housing Constraints:

1. Land use regulations
2. Access to transit
3. Availability of residentially-zoned land
4. Public services/facilities

Housing Programs:

1. Project based Section 8 housing
2. Protecting affordable units at-risk for converting to market rate
3. First-time home-buyer assistance



b. Planning Commission Meetings

Throughout the development of the Housing Element, City staff briefed the Planning Commission on the community outreach process and public input received.

B. Review of Draft Housing Element

Notice was published in the newspaper announcing the availability of the Draft Housing Element for public review in March 2013. Public meetings were held in May 2013. Public hearings to adopt the Housing Element occurred on August 12, 2013 (Planning Commission) and August 27, 2013 (City Council).

Section 3: Community Profile

The City of El Cajon strives to achieve a balanced housing stock that meets the varied needs of all income segments of the community. To understand the City's housing needs, the nature of the existing housing stock and the housing market are comprehensively evaluated. This section of the Housing Element discusses the major components of housing needs in El Cajon, including population, household, economic and housing stock characteristics. Each of these components is presented in a regional context, and, where relevant, in the context of other nearby communities. This assessment serves as the basis for identifying the appropriate goals, policies, and programs for the City to implement during the 2013-2021 Housing Element cycle.

A. Population Characteristics

Understanding the characteristics of a population is vital in the process of planning for the future needs of a community. Population characteristics affect the type and amount of housing that is needed in a community. Population growth, age profile, race/ethnicity of residents, and employment trends are factors that combine to influence the type of housing needed and the ability of residents to afford housing.

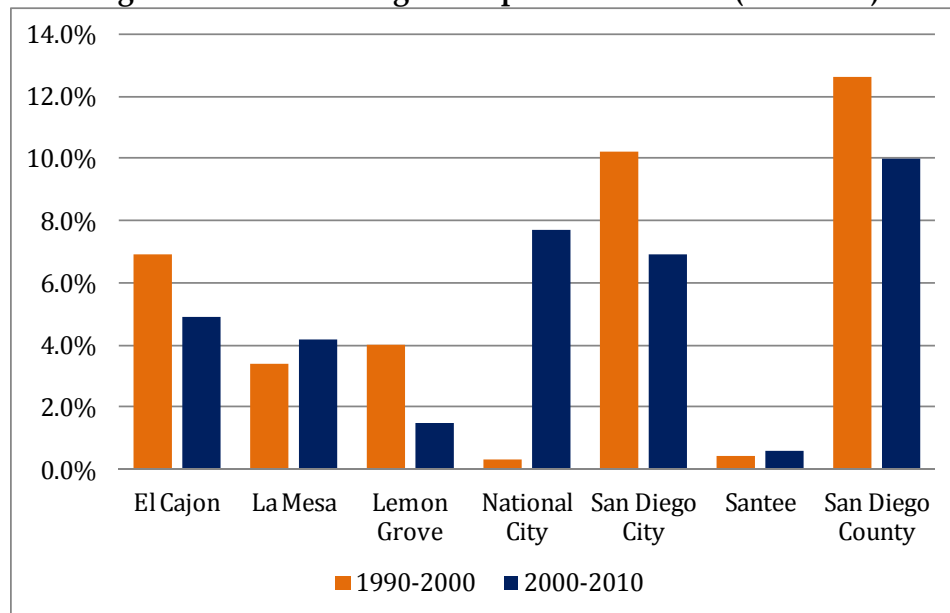
1. Population Growth

Population growth is one of the most important factors in determining the existing and future need for housing. The most significant increase in the rate of El Cajon's population growth occurred between 1950 and 1960, when the City's population increased over 500 percent. While annexation accounted for a large part of this growth, much of it was also spurred by the migration of people into San Diego County who needed affordable housing. The City's population continued to increase in the 1970s and 1980s, but at noticeable slower rates.

El Cajon's population grew noticeably by approximately 20 percent between 1980 and 1990. By 2000, El Cajon remained the fifth largest city in the County with a population of 94,819, but the City's population increased only seven percent (Figure 1). The 2010 Census reported that El Cajon's population increased moderately (five percent) from 94,819 in 2000 to 99,478 in 2010 (Table 1).

The SANDAG 2050 Regional Growth Forecast estimates that the El Cajon population will reach 109,623 by 2020. Although population growth in the City has been notably slower than in the County, population trends for the City are in line with those of nearby jurisdictions, including La Mesa, Lemon Grove, and National City.

Figure 1: Percent Change in Population Growth (1990-2010)



Source: Bureau of the Census, 1990-2010 Census.

Table 1: Population Growth (1990-2020)

Jurisdictions	Population				Percent Change	
	1990	2000	2010	2020*	1990-2000	2000-2010
El Cajon	88,693	94,819	99,478	109,623	6.9%	4.9%
La Mesa	52,931	54,751	57,065	62,100	3.4%	4.2%
Lemon Grove	23,984	24,954	25,320	26,688	4.0%	1.5%
National City	54,249	54,405	58,582	62,300	0.3%	7.7%
San Diego City	1,110,549	1,223,341	1,307,402	1,542,528	10.2%	6.9%
Santee	52,902	53,090	53,413	64,517	0.4%	0.6%
San Diego County	2,498,016	2,813,833	3,095,313	3,535,000	12.6%	10.0%

* Represents an estimate from the SANDAG 2050 Regional Growth Forecast.

Sources:

1. Bureau of the Census, 1990-2010 Census
2. SANDAG Regional Growth Forecast Update, 2010.

2. Age Profile

A community's current and future housing needs are determined in part by the age characteristics of its residents. Typically, each age group has distinct lifestyles, family types and sizes, ability to earn incomes, and therefore, housing preferences. As people move through each stage of life, housing needs and preferences change. Traditional assumptions are that the young adult population (20 to 34 years old) tends to favor apartments, low to moderate cost townhomes/condominiums, and smaller single-family units. The adult population (35 to 64 years old) represents the major market for moderate to relatively high cost condominiums and single-family homes. The senior population (65 years and older) tends to generate demand for low to moderate cost apartments and condominiums, group living arrangements, smaller single-family units, and mobile homes. In order to create a balanced community, it is important

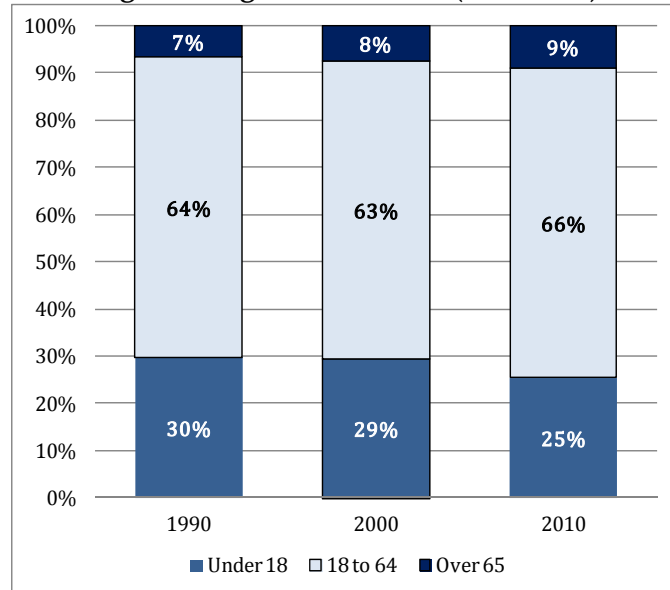
to provide housing options that suit the needs of various age groups, allowing residents to age in place.

The median age of El Cajon residents in 1990 was 29.9, which increased to 31.9 in 2000, according to the Census. Despite the increase in median age, the City's population remained younger than the County's as a whole, which had a median age of 33.2 in 2000. Like the County, El Cajon also had a sizable elderly population. In 2000, elderly residents comprised approximately 11 percent of both the El Cajon and County population.

In 2010, approximately 26 percent of residents were 18 years of age or below. This age structure typically reflects a family-oriented community.

Figure 2 shows that the age composition of El Cajon's population remained virtually unchanged from 1990 to 2010, with a slight trend of decreasing children population. Table 2 demonstrates that the percentage of individuals under 18 and over 65 is generally comparable to the age profile of the County and nearby communities. The City's median age in 2010 (33.7 years) was noticeably lower than the median age of neighbors La Mesa (37.1 years) and Santee (37.2 years), but nearly identical to the median age in the City and County of San Diego (33.6 and 34.6 years, respectively).

Figure 2: Age Distribution (1990-2010)



Source: Bureau of the Census, 1990-2010 Census.

Table 2: Age Characteristics (1990-2010)

Jurisdiction	Under 18 years			Over 65 years			Median Age 2010
	1990	2000	2010	1990	2000	2010	
El Cajon	26.3%	27.8%	25.7%	11.1%	11.3%	11.0%	33.7
La Mesa	17.2%	19.8%	19.6%	18.2%	17.1%	14.2%	37.1
Lemon Grove	26.5%	27.6%	25.5%	14.1%	12.0%	11.2%	35.0
National City	27.8%	30.1%	25.5%	9.3%	11.2%	10.6%	30.2
San Diego	23.1%	23.9%	21.4%	10.2%	10.4%	10.7%	33.6
Santee	29.0%	28.3%	23.8%	8.4%	8.9%	10.7%	37.2
San Diego County	24.5%	25.6%	23.4%	10.9%	11.1%	11.4%	34.6

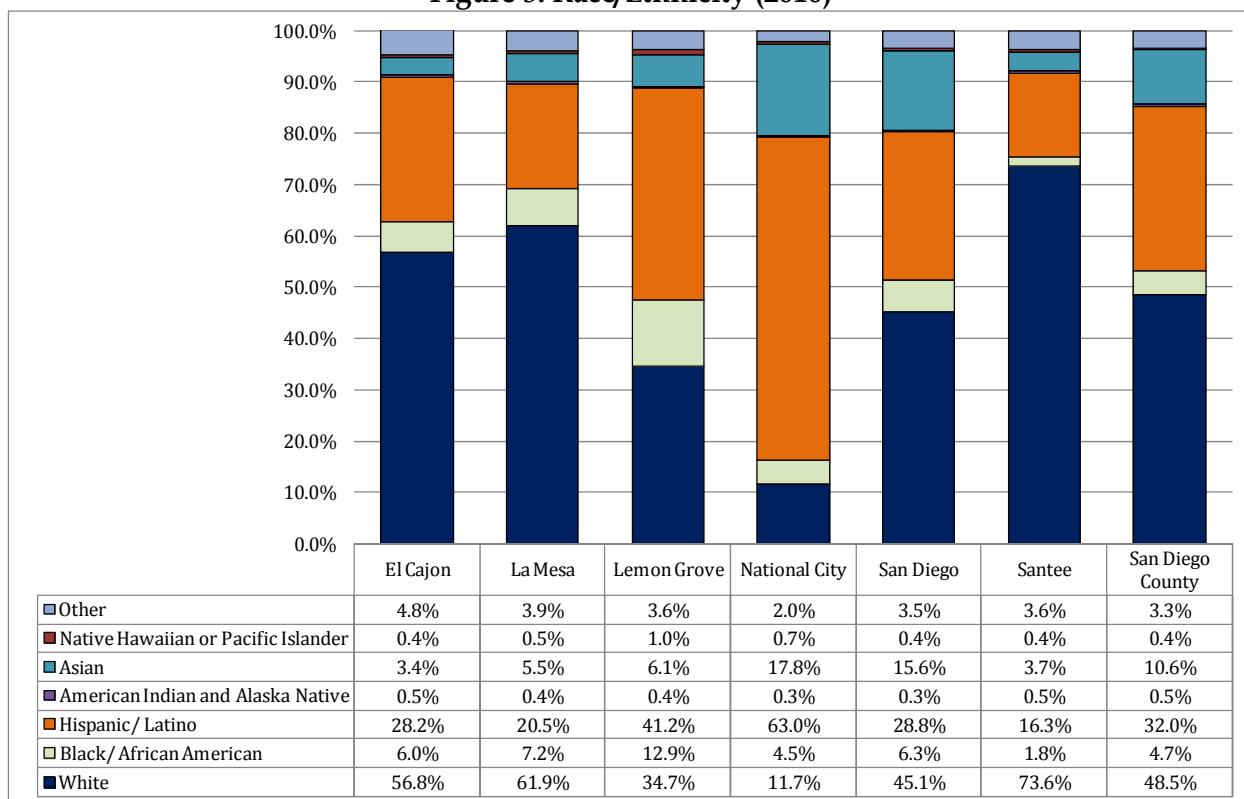
Source: Bureau of the Census, 1990-2010 Census.

3. Race/Ethnic Composition

The race/ethnic composition of residents may have implications for housing needs to the extent that different groups have different household characteristics, income levels, and cultural backgrounds that may affect their housing needs and preferences. Studies have also suggested that different racial and ethnic groups differ in their attitudes toward and/or tolerance for “housing problems” as defined by the federal Department of Housing and Urban Development (HUD), including overcrowding and housing cost burden.¹

Between 1990 and 2000, El Cajon became increasingly diverse in its racial and ethnic makeup. This trend follows County, state and national trends. In California, no one ethnic group holds a majority. In El Cajon, however, the White population still constituted substantially more than half the City residents in 2000. According to the 2000 Census, the population in El Cajon was comprised of 64 percent non-Hispanic White persons. The Hispanic/Latino population was the second largest racial/ethnic group in the City at 23 percent. Black/African Americans, Asians, and other racial/ethnic groups constituted only a small proportion of the population. By 2010, El Cajon was 57 percent White, 28 percent Hispanic, six percent Black/African American, five percent Other, three percent Asian, and less than one percent Pacific Islander and American Indian (Figure 3).

Figure 3: Race/Ethnicity (2010)



Source: Bureau of the Census, 2010 Census.

¹ Studies include the following: “The Determinants of Household Overcrowding and the Role of Immigration in Southern California” by S.Y. Choi (1993); “The Changing Problem of Overcrowding” by D. Myers, William Baer, and S.Y. Choi (1996); and “Immigration Cohorts and Residential Overcrowding in Southern California” by D. Myers and S.W. Lee (1996).

El Cajon had a noticeably higher proportion of White residents and smaller proportion of Hispanic/Latino residents than Lemon Grove, National City and the City of San Diego in 2010 (Figure 3). The City's proportion of Black/African-Americans and those of "Other" racial and ethnic backgrounds was roughly similar to that of neighboring jurisdictions and the County, with the exception of Santee and Lemon Grove. In general, Hispanic/Latino and Asian/Pacific Islander households exhibit a greater propensity for living in extended families or other household arrangements than the White population. Communities with larger proportions of Hispanic/Latino and Asian households tend to have larger average household sizes.

4. Economic Characteristics

Employment has an important impact on housing needs. Incomes associated with different jobs and the number of workers in a household often determines the type and size of housing a household can afford. In some cases, the types of jobs themselves can affect housing needs and demand (such as in communities with military installations, college campuses, and large amounts of seasonal agriculture). Employment growth typically leads to strong housing demand, while the reverse is true when employment contracts.

The San Diego Region has a large and diverse economy that has grown steadily over the past several decades and has attracted workers from all over the southwestern United States. El Cajon is situated east of the County's largest employment center, the City of San Diego.

a. Occupations

The labor statistics reported by the American Community Survey (ACS) reflect a similar employment profile in 2010 as in 2000, with the top three largest occupational categories for City residents being Sales and Office; Management, Business, Science and Arts; and Service. These categories accounted for a majority (79 percent) of the jobs held by El Cajon residents. By comparison, these occupations accounted for 83 percent of the jobs held by County residents.

Table 3: Employment Characteristics (2000-2010)				
Occupation	2000 Census		2006-2010 ACS	
	% of City Employment	% of Region Employment	% of City Employment	% of Region Employment
Management, Business, Science, and Arts	25.4%	37.7%	25.8%	39.5%
Service	17.9%	16.1%	24.9%	18.1%
Sales and Office	32.4%	27.2%	28.1%	25.3%
Natural Resources, Construction, and Maintenance	12.8%	9.2%	10.7%	8.8%
Production, Transportation, and Material Moving	11.5%	9.9%	10.5%	8.3%

Sources: Bureau of the Census, 2000 Census and 2006-2010 American Community Survey (ACS).

b. Wages

The Management, Business, Science and Arts occupations usually generate employment at the above moderate income levels. Many El Cajon residents, however, are employed in Sales and Office and Service occupations, which generally provide jobs at lower income scales, as shown in Table 4.

Table 4 displays mean annual wage data for occupations compiled by the California Employment Development Department (EDD) for the San Diego Metropolitan Statistical Area in 2011. Table 4 shows that the food preparation and serving, personal care and service, building and maintenance, and farming, fishing and forestry occupations offer the lowest wages.

Table 4: Mean Salary by Occupation - San Diego Region (2011)	
Occupations	Average Salary
Management	\$117,046
Legal	\$105,882
Healthcare Practitioners and Technical	\$89,872
Architecture and Engineering	\$83,115
Computer and Mathematical	\$82,631
Life, Physical and Social Science	\$77,716
Business and Financial Operations	\$71,815
Education, Training and Library	\$60,992
Arts, Design, Entertainment, Sports and Media	\$56,963
Construction and Extraction	\$51,871
Protective Service	\$50,581
Community and Social Service	\$49,734
Installation, Maintenance and Repair	\$45,202
Sales	\$38,263
Office and Administrative Support	\$37,260
Production	\$34,324
Transportation and Material Moving	\$32,255
Healthcare Support	\$30,880
Building, Grounds Cleaning, and Maintenance	\$26,928
Personal Care and Service	\$26,240
Farming, Fishing and Forestry	\$26,009
Food Preparation and Serving Related	\$22,133
All Occupations	\$50,800

Source: California Employment Development Division, Occupational Wage data, 2011.

c. Unemployment

According to the State Employment Development Department, 54,100 El Cajon residents were in the labor force as of March 2012, with an unemployment rate of 13 percent. Unemployment rate in San Diego County was 9.5 percent.

B. Household Characteristics

The Census defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories or other group living situations are not considered households. Household type and size, income levels, the presence of special needs populations, and other household characteristics determine the type of housing needed by residents, their preferences, and their ability to obtain housing that meets their needs. This section details the various household characteristics affecting housing needs.

According to the 2010 Census, 1,086,865 households occupied housing units in San Diego County. Of these households, 34,134 households (about three percent) were located in El Cajon.

1. Household Type and Size

Housing need generally varies by household type and size. Single-person households, typified by seniors or young adults, tend to reside in apartment units or smaller single-family homes. Families typically prefer and occupy single-family homes. However, with limited vacant land remaining, opportunity for new single-family construction is limited. Future residential growth in El Cajon will most likely focus on multi-family housing construction.

a. Household Type

The number of households in El Cajon increased five percent between 1990 and 2000, from 32,893 to 34,370 households. Average household size in the City increased from 2.63 persons in 1990 to 2.70 persons in 2000, reflecting an increasingly family-oriented community.

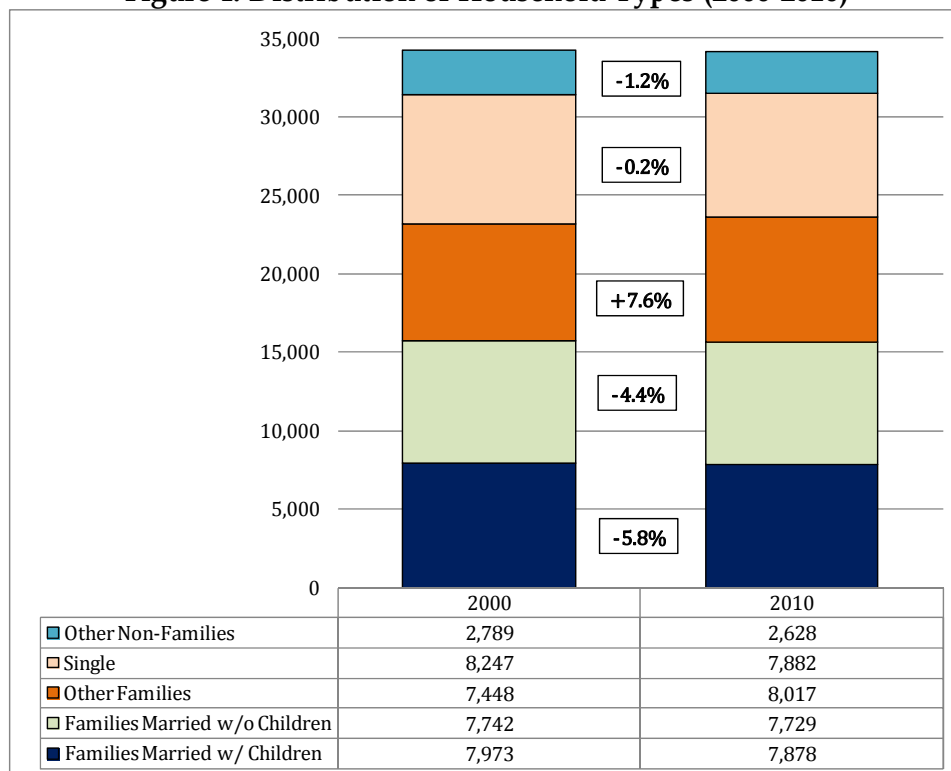
The latest Census data indicates that 34,134 households lived in El Cajon in 2010. Of these households, 23 percent were single-persons and 19 percent were headed by seniors (65+) (see Table 5). Single person households made up a higher proportion of total households in El Cajon than nearby National City and Santee, while the proportion of senior-headed households was on par with that of all nearby jurisdictions and the County. About 35 percent of El Cajon's households consisted of families with children; a larger proportion than that found in most nearby cities and the County, with the exception of National City. The proportion of single-parent households is the second highest among jurisdictions compared in Table 5. El Cajon's proportion of large renter-households is significantly greater than the proportion of these households in other jurisdictions and throughout the County.

Table 5: Household Characteristics (2010)

Jurisdiction	Single Person Households	Senior Headed Households	Families with Children	Single-Parent Households	Large Households	
					Owner-Occupied	Renter-Occupied
El Cajon	23.1%	18.7%	35.2%	12.1%	31.6%	68.4%
La Mesa	32.7%	22.2%	24.8%	8.8%	46.8%	53.2%
Lemon Grove	22.9%	20.4%	32.8%	11.5%	56.2%	43.8%
National City	17.4%	21.9%	39.2%	15.2%	39.0%	61.0%
San Diego	28.0%	17.8%	27.5%	7.8%	48.9%	51.1%
Santee	20.6%	19.1%	33.4%	9.9%	63.5%	36.5%
San Diego County	24.0%	19.8%	31.3%	8.7%	51.8%	48.2%

Source: Bureau of the Census, 2010 Census.

Figure 4 shows that, in 2010, El Cajon households consisted mostly of families (69 percent, including families with or without children, and other families). Slightly more of these families were married couples with children, 7,878 families, compared to 7,729 married couple families without children. The composition of different household types that make up the City of El Cajon has remained virtually unchanged between 2000 and 2010; however, the greatest change during this time period was the eight percent increase in other family households and six percent decrease in other non-family households. Other non-family households are defined as households which do not have any members related to the householder.

Figure 4: Distribution of Household Types (2000-2010)

Source: Bureau of the Census, 2000-2010 Census.

b. Household Size

Household size is a significant factor in housing demand. Often, household size can be used to predict the unit size that a household will select. In 2010, the average number of persons per household in the San Diego region ranged from 2.1 to 3.5, with a countywide average of 2.8 persons per household. El Cajon had an average of 2.8 persons per household, representing a modest increase from 2000, when the Census reported 2.7 persons per household. Table 6 compares household size in El Cajon to household size in surrounding cities and the County. The average household size in El Cajon was substantially higher than nearby La Mesa but noticeably lower than National City. The City's average household size was comparable to that of Santee, Lemon Grove and the County. SANDAG estimates that average household size in the region will increase slightly over the next 20 years.

Table 6: Average Persons per Household (2010 and 2030)		
Jurisdiction	Average Household Size (2010)	Projected Average Household Size (2030)
El Cajon	2.84	2.86
La Mesa	2.30	2.35
Lemon Grove	2.96	3.02
National City	3.41	3.57
San Diego	2.60	2.70
Santee	2.72	2.93
San Diego Region	2.75	2.87

Sources:

1. Bureau of the Census, 2010 Census.
2. SANDAG Regional Forecast Update, 2010.

2. Household Income

Household income is an indication of wealth in a community and therefore is directly connected to the ability of residents to afford housing. As household income increases, a household is more likely to be a homeowner. As household income decreases, a household is more likely to pay a disproportionate amount of their income for housing or reside in overcrowded or inadequate housing.

For planning and funding purposes, the California State Department of Housing and Community Development (HCD) has developed the following income categories based on the Area Median Income (AMI) of a metropolitan area (such as San Diego County):

- Extremely Low Income: households earning up to 30 percent of the AMI
- Very Low Income: households earning between 31 and 50 percent of the AMI
- Low Income: households earning between 51 percent and 80 percent of the AMI
- Moderate Income: households earning between 81 percent and 120 percent of the AMI
- Above Moderate Income: households earning over 120 percent of the AMI

Combined, the extremely low, very low, and low income groups are referred to as lower income.

The 2010 Census does not contain information on household income. Household income data was collected by the Census Bureau through the American Community Survey (ACS). Table 7 presents the ACS household income data categorized into income levels by HUD in the Comprehensive Housing Affordability Strategy (CHAS). Between 2006 and 2008, approximately 48 percent of El Cajon households earned moderate or above moderate incomes, while 52 percent of households had lower incomes.²

Table 7: Households by Income Category (2006-2008)				
Income Category (% of County AMI)	El Cajon		San Diego County	
	Households	Percent	Households	Percent
Extremely Low (30% or less)	5,635	17.5%	125,050	12.1%
Very Low (31 to 50%)	4,810	15.0%	115,345	11.2%
Low (51 to 80%)	6,240	19.4%	172,920	16.8%
Moderate or Above (over 80%)	15,470	48.1%	617,620	59.9%
Total	32,155	100.0%	1,030,935	100.0%

Note: This data was developed using the average results from the 2006-2008 American Community Survey, utilizing only small samples of the population. Therefore, the total number of households is only an extrapolation and does not match the total reported number of households in the community.

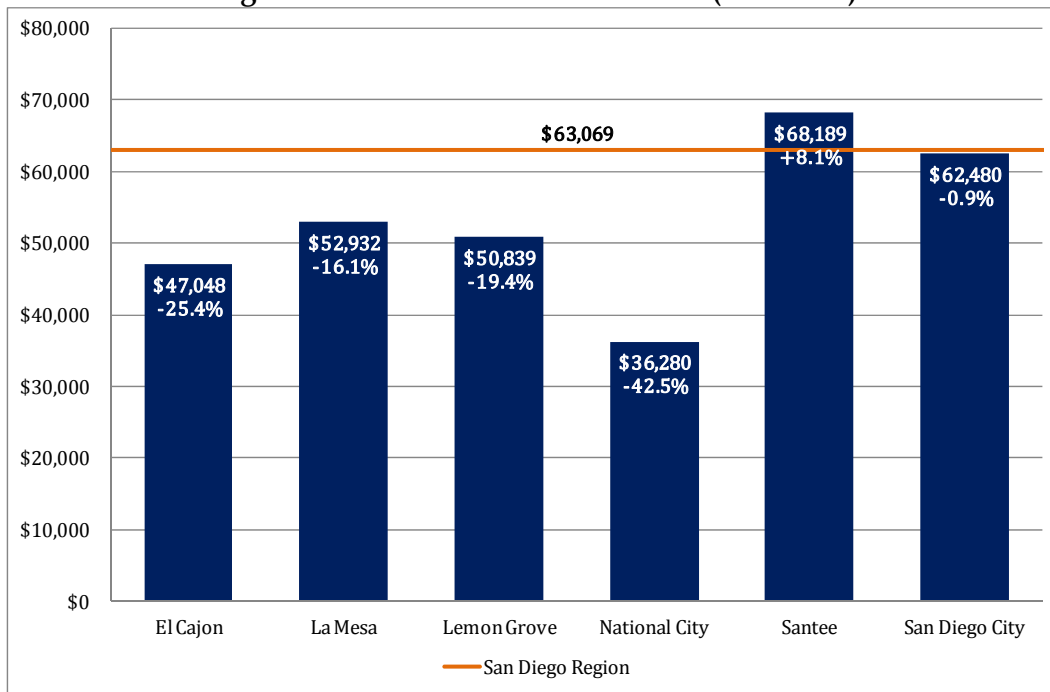
Source: HUD, 2006-2008 Comprehensive Housing Affordability Strategy (CHAS).

Household incomes in El Cajon tend to be lower than those in the region as a whole. Median household income in the City was \$35,566 in 2000, compared to the San Diego County median household income of \$47,067. Figure 5 compares household income in El Cajon with the household income of neighboring jurisdictions and the San Diego region as a whole between 2006 and 2010. Median household income in the City was on the lower end of the spectrum for the region but comparable to surrounding jurisdictions. Specifically, the ACS estimates that the median household income in El Cajon during this time was \$47,048, compared to \$63,069 in the County.

According to the 2006-2010 ACS, 14 percent of El Cajon households had incomes lower than \$15,000, while 27 percent of households earned less than \$25,000 (Figure 6). Approximately 26 percent of the City's households earned incomes between \$25,000 and \$49,999, while a slightly higher proportion (32 percent) had incomes between \$50,000 and \$99,999. Only 16 percent of El Cajon households earned \$100,000 or more annually between 2006 and 2010. By comparison, the County's income distribution during this time period was skewed toward the higher income categories.

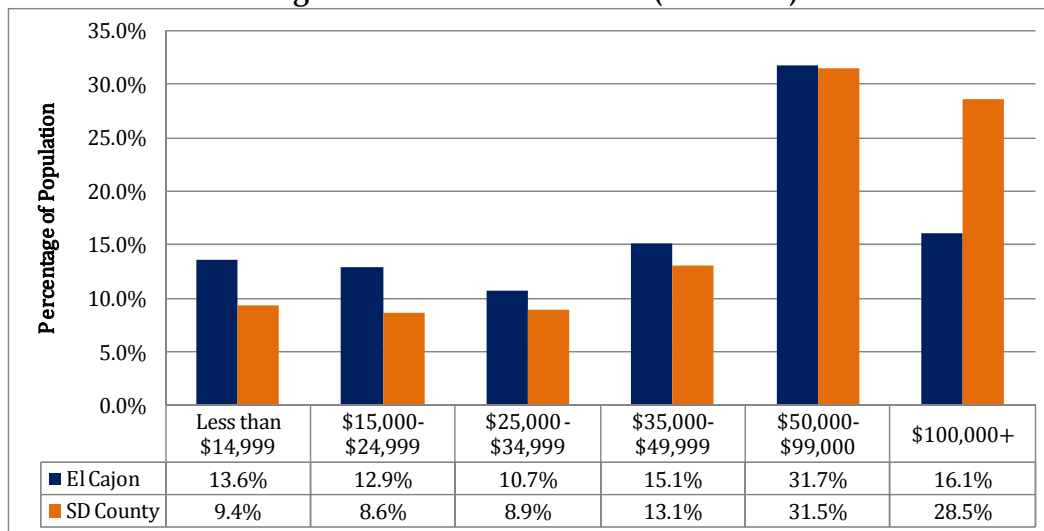
² Data was obtained from the Comprehensive Housing Affordability Strategy (CHAS) prepared for HUD by the Census Bureau using 2006-2008 American Community Survey (ACS). CHAS data does not provide a breakdown of household income for those with more than 80 percent AMI as those households are not qualified for federal housing programs.

Figure 5: Median Household Income (2006-2010)



Source: Bureau of the Census, 2006-2010 American Community Survey (ACS).

Figure 6: Household Income (2006-2010)



Source: Bureau of the Census, 2006-2010 American Community Survey (ACS).

C. Housing Problems

The Comprehensive Housing Affordability Strategy (CHAS) developed for HUD provides detailed information on housing needs by income level for different household types in El Cajon (Table 8). Housing problems considered by CHAS include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

The types of problems vary according to household income, type, and tenure. Some highlights include:

- In general, renter-households had a higher level of housing problems (59 percent) compared to owner-households (45 percent).
- Large renter-families had the highest level of housing problems regardless of income level (86 percent).
- Extremely low income (81 percent) and very low income households (86 percent) had the highest incidence of housing problems.
- Housing problems disproportionately affected elderly renters (67 percent) compared to elderly owners (27 percent).

Table 8: Housing Assistance Needs of Lower Income Households (2006-2008)

Household by Type, Income, and Housing Problem	Renters				Owners			Total
	Elderly	Small Families	Large Families	Total Renters	Elderly	Large Families	Total Owners	
Extremely Low Income (0-30% AMI)	975	1,705	815	4,560	595	20	1,075	5,635
With any housing problem	77%	88%	100%	85%	56%	100%	63%	81%
With cost burden >30%	77%	88%	94%	84%	56%	100%	63%	80%
With cost burden > 50%	68%	80%	88%	74%	20%	100%	41%	68%
Very Low Income (31-50% AMI)	790	1,855	375	3,445	600	150	1,365	4,810
With any housing problem	92%	97%	100%	96%	33%	90%	59%	86%
With cost burden >30%	92%	96%	60%	92%	24%	90%	53%	81%
With cost burden > 50%	42%	49%	20%	43%	8%	80%	31%	40%
Low Income (51-80% AMI)	390	1,870	560	4,005	920	320	2,235	6,240
With any housing problem	45%	60%	86%	62%	27%	86%	56%	60%
With cost burden >30%	45%	53%	55%	55%	27%	80%	55%	55%
With cost burden > 50%	17%	7%	7%	6%	8%	47%	32%	15%
Total Households	2,550	8,180	2,225	17,915	4,165	1,360	14,240	32,155
With any housing problem	67%	58%	86%	59%	27%	73%	45%	53%

Note: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.

Source: HUD, 2006-2008 CHAS.

1. Cost Burden (Overpayment)

Measuring the portion of a household's gross income that is spent for housing is an indicator of the dynamics of demand and supply. This measurement is often expressed in terms of "over payers": households paying an excessive amount of their income for housing, therefore decreasing the amount of disposable income available for other needs. This indicator is an important measurement of local housing market conditions as it reflects the affordability of housing in the community. Federal and state agencies use overpayment indicators to determine the extent and level of funding and support that should be allocated to a community. State and federal programs typically define over-payers as those lower income households paying over 30 percent of household income for housing costs. A household is considered experiencing a severe cost burden if it spends more than 50 percent of its gross income on housing.

Table 9 presents overpayment detail by income group for El Cajon. Approximately 71 percent of lower income households overpaid for housing between 2006 and 2008 versus 26 percent of moderate and above moderate income households. The CHAS data indicate cost burden impacted renter-households more as a group than owner-households. Approximately 55 percent of renter- households paid more than 30 percent of their income on housing compared to 43 percent of owner-households. Extremely low and very low income renter-households experienced the highest incidence of cost burden (84 percent and 92 percent, respectively).

Table 9: Cost Burden (Overpayment) by Tenure and Income Level (2006-2008)

Household Income Group	Total Renters	Total Owners	Total
Extremely Low (0-30% AMI)	4,560	1,075	5,635
Cost Burden >30%	3,820	680	4,500
%Cost Burden >30%	83.8%	63.3%	79.9%
Very Low (31-50% AMI)	3,445	1,365	4,810
Cost Burden >30%	3,160	730	3,890
%Cost Burden >30%	91.7%	53.5%	80.9%
Low (51-80% AMI)	4,005	2,235	6,240
Cost Burden >30%	2,200	1,235	3,435
%Cost Burden >30%	54.9%	55.3%	55.0%
Moderate & Above Moderate (>80% AMI)	5,905	9,565	15,470
Cost Burden >30%	595	3,465	4,060
%Cost Burden >30%	10.1%	36.2%	26.2%
Total	17,915	14,240	32,155
Cost Burden >30%	9,775	6,110	15,885
%Cost Burden >30%	54.6%	42.9%	49.4%

Note: Totals may not be exact due to rounding. Please note the Census Bureau uses a special rounding scheme for special tabulations such as these. Therefore, totals may not match other census datasets.

Source: HUD, 2006-2008 CHAS.

ACS data echo the finding that renters were more impacted by cost burden than owners. Between 2006 and 2010, like the CHAS, the ACS reported that 43 percent of owner-occupied households in El Cajon spent more than 30 percent of their household income on housing. By contrast, a higher percentage of renter-households (60 percent) overpaid for housing.

2. Overcrowding

The combination of low incomes and high housing costs has forced many households to live in overcrowded housing conditions. “Overcrowding” is generally defined as a housing unit occupied by more than one person per room in house (including living room and dining rooms, but excluding hallways, kitchen, and bathrooms). Severe overcrowding is defined as more than 1.5 occupants per room. Overcrowding can indicate that a community does not have an adequate supply of affordable housing, especially for large families. Overcrowding tends to accelerate the deterioration of housing. Therefore, maintaining a reasonable level of occupancy and alleviating overcrowding are critical to enhancing the quality of life.

As indicated by the 2000 Census, approximately 13 percent of the City’s households were overcrowded. The incidence of overcrowding in El Cajon was higher than that of the County (12 percent). About seven percent of El Cajon households were severely overcrowded in 2000 (Table 10). Overcrowding disproportionately affected renters (19 percent of renters versus just four percent of owners); indicating overcrowding may be the result of an inadequate supply of larger sized rental units.

Between 2000 and 2010, overcrowding in the City, as documented by the Census, declined noticeably (Table 10). Only nine percent of El Cajon households lived in overcrowded conditions during this time period. Overcrowding continued to have a disproportionate impact on renters, however. Approximately 13 percent of renter-households lived in overcrowded units compared to less than four percent of owner-households. However, the Census documentation of overcrowding may under-represent the actual condition in the City. The City often processes code compliance cases with persons living in unauthorized rooms/units, such as garages, sheds, and room conversions.

Table 10: Overcrowded Housing Units (2000-2010)						
Overcrowding	Owner Households		Renter Households		Total Households	
	Number	% of Owners	Number	% of Renters	Number	% of Total
<i>2000 Census</i>						
Total Overcrowded (>1.0 persons/room)	605	4.3%	3,914	19.3%	4,519	13.2%
Severely Overcrowded (>1.5 persons/room)	281	2.0%	2,084	10.3%	2,365	6.9%
<i>2006-2010 ACS</i>						
Total Overcrowded (>1.0 persons/room)	504	3.5%	2,502	13.4%	3,006	9.1%
Severely Overcrowded (>1.5 persons/room)	148	1.0%	694	3.7%	842	2.6%

Sources: Bureau of the Census, 2000 Census and 2006-2010 ACS.

D. Special Needs Groups

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special needs. Special circumstances may be related to one's employment and income, family characteristics, disability and household characteristics, among other factors. Consequently, certain residents in El Cajon may experience higher incidences of housing cost burden, overcrowding, or other housing problems. As required by State law, the special needs groups analyzed in this Housing Element include seniors, persons with disabilities, large households, single-parent households, farmworkers, and the homeless (Table 11). Many of these groups overlap, for example some farmworkers are homeless, and many seniors have a disability of some type. The majority of these special needs groups would be assisted by an increase in affordable housing, especially housing located near public transportation and services.

Table 11: Special Needs Groups in El Cajon (2010)

Special Needs Group	# of People or Households	Number of Owners	% Owner	Number of Renters	% Renter	% of Total Households or Population
Households with Seniors	7,548	--	--	--	--	22.1%
Senior Headed Households	6,369	4,103	64.4%	2,266	35.6%	18.7%
Seniors Living Alone	2,684	1,484	55.3%	1,200	44.7%	7.9%
Persons with Disabilities*	13,241	--	--	--	--	13.7%
Large Households	5,346	1,692	31.6%	3,654	68.4%	15.7%
Single-Parent Households	4,131	--	--	--	--	12.1%
Female Headed Households with children	3,094	--	--	--	--	9.1%
Farmworkers**	63	--	--	--	--	0.2%
Homeless	493	--	--	--	--	0.5%

* = 2010 Census data not available. Estimate is from 2008-2010 ACS.

** = 2010 Census data not available. Estimate is from 2006-2010 ACS.

Sources:

1. Bureau of the Census, 2000-2010 Census.
2. Regional Housing Task Force on the Homeless.

The following sections provide a detailed discussion of the housing needs facing each particular group as well as programs and services available to address their housing needs.

1. Seniors

Many senior-headed households have special needs due to relatively low or fixed incomes, disabilities or limitations, and health care or dependency needs. Limited discretionary income and impaired physical mobility can make it difficult for seniors to maintain their homes. Many elderly also rely on public transportation, especially those with disabilities.

In the San Diego region, seniors spend a higher percentage of their income for food, housing, medical care, and personal care than non-elderly families. Many senior households need

smaller units to make independent living possible and many single elderly persons need some form of housing assistance.

According to the Census, approximately 10,749 seniors (65 years of age and older) resided in El Cajon in 2000, representing 11 percent of the total population. Approximately 4,252 persons were considered frail elderly with a disability. A disproportionate number of senior households had lower incomes (62 percent) compared to all residents (52 percent). Approximately 34 percent of lower income elderly households experienced one or more housing problems such as overpayment and inadequate housing.

Table 12 shows that 10,930 persons were age 65 and over in El Cajon in 2010. This accounted for about 11 percent of residents, almost identical to the percentage found in the region as a whole. In 2010, 19 percent of City households were headed by someone 65 years old or older. Of these households, the majority (64 percent) owned their homes, while the remainder (36 percent) rented their homes. Housing cost burden has a greater impact on lower income elderly renters. According to CHAS data, 77 percent of these households overpaid for housing between 2006 and 2008 (Table 8). Aside from cost burden problems faced by seniors due to their relatively fixed incomes, many seniors also lived with various disabilities. Roughly 47 percent of El Cajon's senior population was reported by the 2008-2010 ACS as having one or more disabilities.

Table 12: Persons Age 65 and Over (2010)			
Jurisdiction	Total	Age 65+	Percent Age 65+
El Cajon	99,478	10,930	11.0%
La Mesa	57,065	8,088	14.2%
Lemon Grove	25,320	2,829	11.2%
National City	58,582	6,203	10.6%
San Diego	1,307,402	139,637	10.7%
Santee	53,413	5,740	10.7%
San Diego Region	3,095,313	351,425	11.4%

Source: Bureau of the Census, 2010 Census.

Resources

The following Senior Apartments are located in El Cajon:

- Broadway Apartments II, 849 N. Third Street - 52 units
- El Cajon Senior Apartments, 250 E. Lexington Avenue - 100 units
- El Cajon Senior Towers, 180 Ballantyne Street - 88 units
- Silvercrest El Cajon, 175 S. Anza Street - 73 units
- Torrey Apartments, 228 Chamber Street - 39 units

In addition to affordable housing apartments, the housing needs of the elderly also include supportive housing, such as care facilities, group homes, and other housing that includes a planned service component. As of April 2012, 38 State licensed residential care facilities for the elderly and five adult day care facilities serve seniors in El Cajon.

The East County Council on Aging (ECCOA), which was incorporated into the Center for Social Advocacy, is located in El Cajon and provides information on services to seniors including counseling, education, emergency services, finances, health, legal, nutrition, recreation, transportation, and volunteer and employment opportunities. ECCOA also oversees the Shared Housing program which matches individuals with homeowners to reduce living costs, increase expendable income, and provide companionship and security.

San Diego County also offers a variety of programs aimed at helping seniors and increasing affordable housing:

- The County's Health and Human Services Agency provides funding for in-home supportive services to elderly and disabled persons who need assistance to live at home.
- The County's Aging and Independence Services (AIS) provides services to older adults, people with disabilities and their family members, to help keep clients safely in their homes, promote healthy and vital living, and publicize positive contributions made by older adults and persons with disabilities. Services provided by AIS or through contracts with community-based organizations include information services, home-based services, protection and advocacy, health independence services and community enrichment.
- The County's Elder Law and Advocacy program provides adults age 60 and older with an affordable way to manage simple legal matters. Additionally, this program provides free assistance to family caregivers of persons 60 and older.

2. Persons with Disabilities

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. Thus, disabled persons often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. Some residents suffer from disabilities that require living in a supportive or institutional setting.

The 2010 Census did not collect information on disability. According to 2008-2010 ACS data, approximately 14 percent of El Cajon residents had a disability. The ACS also tallied the number of disabilities by type for residents with one or more disabilities. Among the disabilities tallied, cognitive and ambulatory difficulties were almost equally prevalent. However, among the elderly population, ambulatory and independent living difficulties were most prevalent (Table 13).

Table 13: Disability Status (2008-2010)

Disability Type	% of Disabilities Tallied			
	Age 5 to 17	Age 18 to 64	Age 65+	Total
With a hearing difficulty	8.4%	15.3%	33.6%	20.9%
With a vision difficulty	13.6%	15.8%	20.2%	17.1%
With a cognitive difficulty	73.9%	54.1%	32.8%	48.5%
With an ambulatory difficulty	12.6%	49.8%	65.5%	52.3%
With a self-care difficulty	17.2%	16.8%	36.4%	23.3%
With an independent living difficulty	--	39.1%	51.2%	40.3%
Total Disabled Persons	963	7,867	4,411	13,241

Note: A person can have multiple disabilities.

Source: Bureau of the Census, 2008-2010 ACS.

A recent change in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to 1,492 persons in the City of El Cajon with developmental disabilities, based on the 2010 Census population.

Developmental Disabilities

According to the State’s Department of Developmental Services, approximately 1,350 El Cajon residents with developmental disabilities sought services in the San Diego County Regional Center. Most of these individuals reside in a private home with their parent or guardian and 507 of these persons with developmental disabilities were under the age of 18.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are

provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

Four factors – affordability, design, location, and discrimination – significantly limit the supply of housing available to households of persons with disabilities. The most obvious housing need for persons with disabilities is housing that is adapted to their needs. Most single-family homes are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops.

Resources

As of March 2012, 562 beds are available at State licensed adult residential facilities in El Cajon. In addition, a number of resources are available in the East County area to assist persons with disabilities:

- Mental Health and Vocational Services in El Cajon offers psychiatric day treatment and socialization programs designed to increase functional ability of mentally/emotionally disturbed and decrease the need for hospitalization.
- The San Diego County Adult/Older Adult Mental Health offers a wide variety of treatment, rehabilitation and recovery services to help people who are experiencing persistent and severe mental illness or a mental health crisis.
- The San Diego County Regional Center (SDCRC) serves as a resource where families of the developmentally disabled can obtain services and/or be referred to appropriate community resources in the fields of health, welfare, and education.
- St. Madeleine Sophie's Center (2119 East Madison Avenue, El Cajon, CA, 92019) is an additional resource. Information concerning programs can be found on their website at <http://www.stmsc.org/>
- Home of Guiding Hands is an additional resource. Information concerning programs can be found on their website at <http://www.guidinghands.org/>

3. Large Households

Large households are defined as those consisting of five or more members. These households comprise a special need group because of the often limited supply of adequately sized and affordable housing units in a community. To save for other basic necessities such as food, clothing and medical care, it is common for lower income large households to reside in smaller units, which frequently results in overcrowding and can result in accelerated unit deterioration.

The 2000 Census reported that there were 4,356 households with five or more members in El Cajon, representing 13 percent of total households in the City. Similarly, about 13 percent of the County's households were also classified as large households in 2000. Large renter-households were slightly more prevalent (14 percent) than large owner-occupied households (11 percent).

According to the 2010 Census, the number of large households in the City increased to 5,346. The 2006-2010 ACS reports that there were approximately 14,216 housing units in El Cajon with three or more bedrooms, indicating the City has an adequate supply of housing units capable of supporting the number of large households in El Cajon. However, the issue often relates to affordability. Table 14 compares the number of large households in El Cajon to that of the San Diego region. In 2010, about 16 percent of households in El Cajon consisted of five or more persons, a higher proportion compared to the region-wide proportion of 14 percent.

Table 14: Large Households (2010)				
Jurisdiction	Persons in Household			Total Large Households
	5	6	7+	
El Cajon	2,986	1,389	971	5,346
Percent of Total	8.7%	4.1%	2.8%	15.7%
San Diego Region	80,185	36,149	32,447	148,781
Percent of Total	7.4%	3.3%	3.0%	13.7%

Source: Bureau of the Census, 2010 Census.

Table 8, provided earlier in this document on page 18, includes a breakdown of the incidence of housing problems among larger households by income and tenure between 2006 and 2008. Housing problems can be defined as cost burden (overpayment) greater than 30 percent of income, and/or overcrowding, and/or without complete kitchen or plumbing facilities. A greater percentage of large households (81 percent) had housing problems than all households (53 percent). Renter-occupied large households (as a group) tend to have more housing problems than owner-occupied large households. The vast majority of renter-occupied large households (86 percent) had one or more housing problems, while just under three-quarters of owner-occupied households (73 percent) had one or more housing problems.

Resources

Lower and moderate income large households can benefit from many of the same programs (outlined in this section under different special needs groups) that benefit other special needs households. To provide affordable homeownership opportunities for low income families, the City uses HOME funds to assist in the construction of family housing and provide first-time homebuyer assistance to qualified families.

4. Single-Parent Households

Single-parent households, particularly female-headed families with children, often require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Female-headed families with

children are a particularly vulnerable group because they must balance the needs of their children with work responsibilities, often while earning limited incomes.

According to the 2000 Census, households headed by women comprised approximately 16 percent (5,461 households) of all households in El Cajon. Of these households, 3,549 female-headed households (65 percent) included children. As of 2010, an estimated 12 percent of El Cajon households were headed by single parents (Table 15); the large majority of which were headed by females (75 percent). The 2006-2010 ACS reports that 35 percent of female-headed families with children had incomes below the poverty level.

Table 15: Single-Parent Households (2010)					
	Total Households	Single-Parent Households	Percent Total Households	Female-Headed Households with Children	Percent Single-Parent Households
El Cajon	34,134	4,131	12.1%	3,094	74.9%
San Diego Region	1,086,865	94,380	8.7%	68,123	72.2%

HHs = Households

Source: Bureau of the Census, 2010 Census.

Resources

Lower income single-parent households can benefit from City programs that provide direct rental assistance or that will facilitate the development of affordable housing. Several local and regional organizations provide social services that can help stabilize female-headed households:

- Boys and Girls Club of East County
- Center for Social Advocacy
- Consumer Credit Counseling of San Diego and Imperial Counties
- Crisis House (Family Resources Program)
- East County Community Health Services
- Job Corps
- Professional Community Services
- Volunteers of America
- YMCA - Childcare Resource Service
- YMCA - East County Family Branch

5. Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. For some crops, farms may employ migrant workers, defined as those whose travel distance to work prevents them from returning to their primary residence every evening.

Due to the high cost of housing in the region and low wages, a significant number of migrant farmworkers have difficulty finding affordable, safe and sanitary housing. According to the State Employment Development Department, the average farmworker earned between \$19,000 and \$30,000 annually.³ This limited income is exacerbated by their tenuous and/or seasonal employment status. It is estimated that there are between 100 and 150 farmworker camps located throughout the San Diego region, primarily in rural areas. These encampments range in size from a few people to a few hundred and are frequently found in fields, hillsides, canyons, ravines, and riverbeds, often on the edge of their employer's property. Some workers reside in severely overcrowded dwellings, in packing buildings, or in storage sheds.

The 2000 Census indicated that less than one percent of the City's residents were employed in the farming industry. According to the 2006-2010 ACS, 63 persons in the City of El Cajon were employed in the agriculture, forestry, fishing, hunting, and mining industry.

Resources

Because only limited agriculture production is allowed within the Open Space land use designation in El Cajon and the City's farmworker population is small, the housing needs of this group are addressed through its standard affordable housing strategies.

6. Homeless

Due to the long-lasting recession, throughout the country and the San Diego region, homelessness has become an increasingly critical issue. Factors contributing to the rise in homelessness include unemployment and underemployment, a lack of housing affordable to lower and moderate income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidies to the poor, and the de-institutionalization of the mentally ill. Unemployment in El Cajon was measured at 13 percent as of March 2012, significantly higher than the countywide average of 9.5 percent.

California Government Code Section 65583(a)(7) mandates that municipalities address the special needs of homeless persons within their jurisdictional boundaries. "Homelessness" as defined by the U.S. Department of Housing and Urban Development (HUD), describes an individual (not imprisoned or otherwise detained) who:

- Lack a fixed, regular, and adequate nighttime residence and includes a subset for an individual who resided in an emergency shelter or a place not meant for human habitation and who is exiting an institution where he or she temporarily resided;
- Will imminently lose their primary nighttime residence;
- Are unaccompanied youth and families with children and youth who are defined as homeless under other federal statutes who do not otherwise qualify as homeless under this definition; and
- Are fleeing, or are attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member.

³ State Employment Development Department, *Occupational Employment (May 2009) and Wage Data (1st Quarter, 2010)*.

This definition does not include persons living in substandard housing, (unless it has been officially condemned); persons living in overcrowded housing (for example, doubled up with others); persons being discharged from mental health facilities (unless the person was homeless when entering and is considered to be homeless at discharge); or persons who may be at risk of homelessness (for example, living temporarily with family or friends.)

The Regional Task Force on the Homeless (RTFH) is San Diego County's leading resource for information on issues of homelessness. The RTFH compiles data from a physical Point-In-Time (PIT) count of sheltered (emergency and transitional) and street homeless persons. The most recent data available was from the count that took place on January 27, 2012 and the results are shown in Table 16. El Cajon was reported to have 487 homeless persons. Among El Cajon's homeless population, 378 were sheltered at emergency shelters, safe haven housing, and transitional housing. The remaining 109 homeless persons were unsheltered, including individuals who were living in their cars, vans, trucks, or RVs.

Table 16: Homelessness in El Cajon and San Diego Region (2012)			
Jurisdiction	Sheltered Homeless	Unsheltered Homeless	Total Homeless
El Cajon	378	109	487
La Mesa	0	40	40
Lemon Grove	0	24	24
National City	0	143	143
Santee	0	26	26
San Diego Region	4,374	5,086	9,460

Source: Regional Housing Task Force on the Homeless, 2012.

Resources

The County of San Diego has primary responsibility for providing regional homeless services. El Cajon is part of the Regional Continuum of Care Consortium (RCCC) system that provides services and facilities for the homeless and is comprised of local government jurisdictions, federal agencies, non-profit service and housing providers, technical assistance organizations, and organizations from the faith community.

Emergency shelters offer temporary overnight sleeping accommodations for generally up to a month. Emergency shelters provide a means of temporarily housing for homeless persons, but also offer opportunities to provide referrals and services. Currently, five emergency shelters are operating in the City of El Cajon:

- County Mental Health Services provides four shelter beds for the severely mentally ill homeless.
- Carlton G. Luhman Center operated by the Volunteers of America provides six shelter beds for the general homeless and targets families with children.

- ISN Rot'l Shelter operated by the Ecumenical Council of San Diego is a Countywide Seasonal Emergency Shelter for the general population. The East County facility is located in El Cajon and has a capacity for 12 persons, with a two-month maximum stay.
- East County Transitional Living Center is an additional resource and can serve approximately 400 persons at any given time. Information concerning programs can be found on their website at <http://www.ectlc.org/temp/>

Transitional housing is distinguished from emergency shelters in that it provides shelter for an extended period of and generally includes integration with other social services and counseling programs to assist in the transition to self-sufficiency through the attainment of a permanent income and housing. Transitional shelters offer housing, case management, and support services to return people to independent living.

Crisis House operates three transitional shelter facilities in El Cajon, including a 12-bed family shelter that provides referral, case management, transportation, and other support services to assist the homeless through the recovery process. Maximum stay is four months. Focus is a five-bed facility with a maximum stay of nine months. Another 12-bed facility offers accommodation to adults with disabilities. Maximum stay is nine months.

In addition, case management agencies offer emergency and supportive services to assist clients in developing a plan for achieving independent living. In El Cajon, Crisis House, Center for Social Advocacy, Volunteers of America, East County Transitional Living Center and the Salvation Army serve as case management agencies.

Another form of emergency shelter assistance is programs that offer vouchers so that families can stay together at local motels. With the Crisis House and East County Transitional Living Center emergency motel voucher assistance program, El Cajon is able to provide a year-round voucher program to serve its homeless.

The City is dedicated to homeless prevention services and assisting the homeless to transition back to permanent housing. In emergency cases, the El Cajon Police Department (ECPD) is able to offer families with children motel vouchers that have been made available by various social services agencies. Homeless persons in non-emergency situations are referred to Crisis House or East County Transitional Living Center in El Cajon or to St Vincent de Paul Village in Downtown San Diego. Working in collaboration with the region's social services agencies through the Homeless Workgroup and the El Cajon Collaborative, the El Cajon Police Department has direct contact with homeless providers in the City. This relationship allows the ECPD to better serve the homeless in the City.

E. Housing Stock Characteristics

The characteristics of the housing stock, including growth, type, availability and tenure, age and condition, and affordability are important in determining the housing needs for the community. This section details the housing stock characteristics of El Cajon to identify how well the current supply of housing meets the needs of existing and future residents of the City.

1. Housing Growth

The 2000 Census reported 35,190 housing units in El Cajon, representing an increase of two percent since 1990. This level of growth was similar to that experienced by surrounding cities, with the exception of the City of San Diego. The area's housing growth was well below the countywide increase of 10 percent. Since 2000, the City's housing stock grew another two percent to 35,850 units by 2010 (Table 17). Limited housing growth also occurred in Lemon Grove, La Mesa and Santee during this time period.

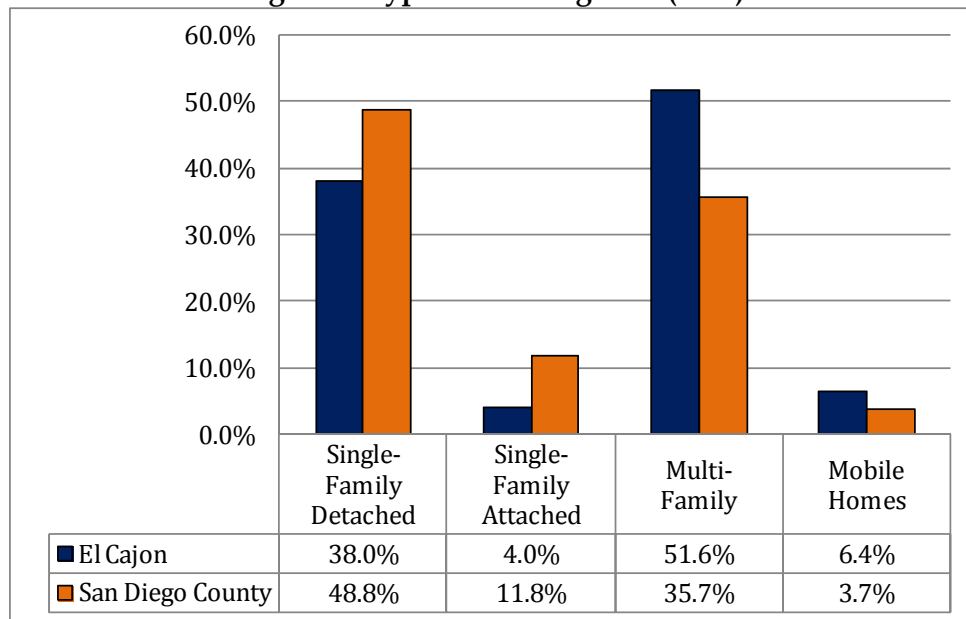
Table 17: Housing Unit Growth (1990-2010)					
Jurisdiction	1990	2000	2010	Percent Change	
				1990-2000	2000-2010
El Cajon	34,453	35,190	35,850	2.1%	1.9%
La Mesa	24,154	24,943	26,167	3.3%	4.9%
Lemon Grove	8,638	8,722	8,868	1.0%	1.7%
National City	15,243	15,422	16,762	1.2%	8.7%
San Diego City	431,722	469,689	516,033	8.8%	9.9%
Santee	18,275	18,833	20,048	3.1%	6.5%
San Diego Region	946,240	1,040,149	1,164,786	9.9%	12.0%

Source: Bureau of the Census, 1990-2010 Census.

2. Housing Type

El Cajon maintains a diverse housing stock, with multi-family homes as the predominant housing type. Figure 7 shows that in 2010, a majority (56 percent) of the City's housing stock was comprised of units that were attached to another dwelling, and detached single-family homes accounted for 38 percent of housing units. By comparison, nearly half (49 percent) of the region's housing stock consisted of detached single-family dwellings. The dominance of multi-family housing reflects the limited amount of vacant land in El Cajon available for new housing. Table 18 shows the SANDAG forecast of the El Cajon housing stock being increasingly comprised of multi-family housing through 2030.

Figure 7: Type of Housing Unit (2010)



Source: SANDAG 2030 Regionwide Forecast, 2010.

Table 18: Projected Housing Unit by Type (2010-2030)

Housing Type	2010	% of Total	2020 (Projected)	% of Total	2030 (Projected)	% of Total
Single-Family	14,982	42.0%	15,683	40.0%	15,577	34.4%
Multi-Family	18,375	51.6%	21,272	54.3%	27,510	60.8%
Mobile Homes	2,287	6.4%	2,232	5.7%	2,169	4.8%
Total Housing	37,654	100.0%	39,187	100.0%	45,256	100.0%

Source: SANDAG 2030 Regionwide Forecast, 2010.

3. Housing Availability and Tenure

Housing tenure and vacancy rates are important indicators of the supply and cost of housing. Housing tenure refers to whether a unit is owned or rented. Tenure is an important market characteristic because it is directly related to housing types and turnover rates. The tenure distribution of a community's housing stock can be an indicator of several aspects of the housing market, including the affordability of units, household stability, and residential mobility, among others. In most communities, tenure distribution generally correlates with household income, composition and age of the householder.

a. Tenure

El Cajon is a predominantly renter-occupied community. The Census reported that nearly 60 percent of dwelling units in the City were occupied by renters in 2000 and 2010. The large proportion of renters in El Cajon is partially explained by the large amount of multi-family housing in the City.

Table 19: Tenure of Occupied Units (2000-2010)				
Tenure	2000		2010	
	Number	Percent	Number	Percent
Owner-Occupied	13,860	40.5%	14,087	41.3%
Renter-Occupied	20,339	59.5%	20,047	58.7%
Total	34,199	100.0%	34,134	100.0%

Source: Bureau of the Census, 2000-2010 Census.

As shown in Table 20, renter-occupied households had a slightly larger average household size than owner-occupied households. In 2000, average renter-household size was 2.72 persons compared to 2.67 persons for the average owner-household. In 2010, average renter-household size increased slightly to 2.94 persons compared to 2.70 persons for the average owner-household, increasing the discrepancy in average household size based on tenure.

Table 20: Household Size by Tenure (2000-2010)		
Tenure	Average Household Size	
	2000	2010
Owner-Occupied	2.67	2.70
Renter-Occupied	2.72	2.94
Total	2.70	2.84

Source: Bureau of the Census, 2000-2010 Census.

b. Vacancy

Vacancy rates are an important housing indicator because they indicate the degree of choice available. High vacancy rates usually indicate low demand and/or high supply conditions in the housing market. Too high of a vacancy rate can be difficult for owners trying to sell or rent. Low vacancy rates usually indicate high demand and/or low supply conditions in the housing market. Too low of a vacancy rate can force prices up making it more difficult for lower and moderate income households to find housing. Vacancy rates between two and three percent are usually considered healthy for single-family housing; and between five and six percent is considered sufficient to balance supply and demand in the multi-family housing market. However, vacancy rates are not the sole indicator of market conditions. They must be viewed in the context of all the characteristics of the local and regional market.

According to the 2010 Census, the overall vacancy rate in El Cajon was 4.8 percent, including units vacant for seasonal or occasional use, rented and sold units that were vacant at the time of the Census, and other unclassified vacant units. The vacancy rate for units available for sale or rent was 1.9 percent and 4.8 percent, respectively.

Additional vacancy information was obtained for Fall 2011 from the San Diego County Apartment Association (SDCAA) and is shown in Table 21. Vacancy rates in El Cajon were similar to those in neighboring communities and the San Diego region. Apartment properties in El Cajon that were built more than 25 years ago had a lower vacancy rate than newer

properties (4.2 percent vs. 5.8 percent), suggesting greater demand for older and presumably lower-cost rental housing.

Table 21: Vacancy Rates by Community and Property Age (2011)						
Jurisdiction	All Properties			Over 25 Years		
	% Vacant	Total Units Surveyed	# Vacant	% Vacant	Total Units Surveyed	# Vacant
El Cajon	4.8%	1,890	90	4.2%	1,181	49
La Mesa	4.9%	975	48	5.7%	725	41
Lemon Grove	6.9%	173	12	7.6%	158	12
National City	1.8%	55	1	1.8%	55	1
Santee	4.3%	443	19	5.2%	115	6
East County San Diego	4.8%	3,904	188	4.6%	2,410	110
San Diego County	4.3%	19,915	860	---	---	---

Source: San Diego County Apartment Association Survey, Fall 2011.

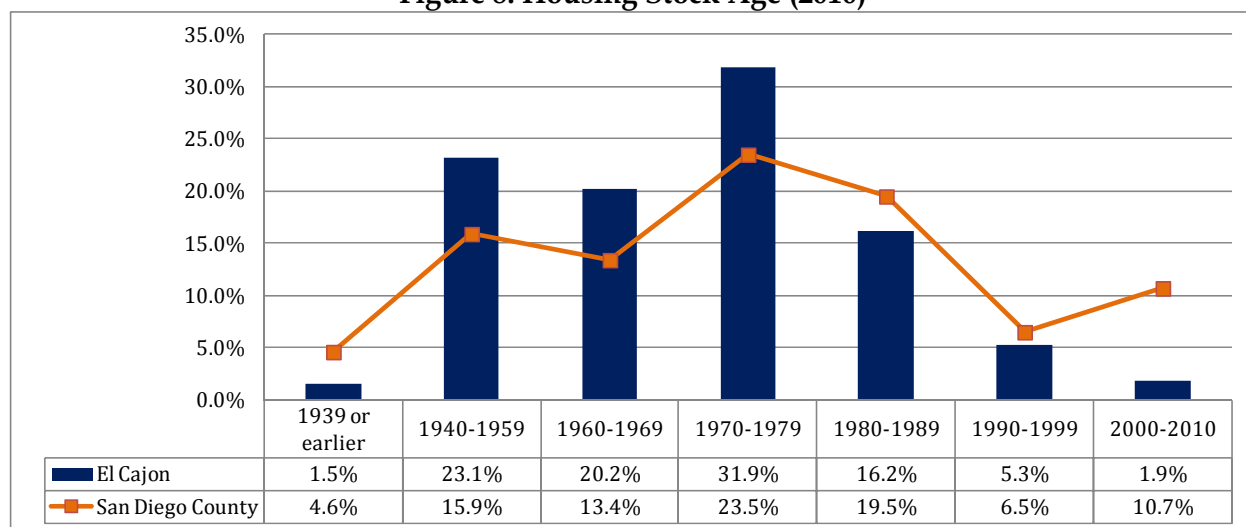
4. Housing Age and Condition

a. Housing Age

If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values, and eventually impact the quality of life in a neighborhood. Many federal and state programs use the age of housing as one factor in determining housing rehabilitation needs. Typically, housing over 30 years of age is more likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs.

El Cajon's housing stock is significantly older than the County's housing stock (Figure 8); about 77 percent of the City's housing stock was constructed over 30 years ago, while only 57 percent of the County's housing stock is of this age.

Figure 8: Housing Stock Age (2010)



Source: Bureau of the Census, 2000-2010 Census.

b. Housing Condition

Overall, about 28,000 units in the City are at least 30 years of age. Approximately 25 percent of the housing units are at least 50 years of age, indicating a significant portion of the City's housing stock may need some levels of improvements and rehabilitation. The City handles approximately eight to ten cases of residential abatement each year involving serious substandard and/or unsafe conditions, representing approximately one percent of total problem units in the City. This translates to an estimated 800 substandard units within the City of El Cajon.

In an effort to improve overall housing conditions in El Cajon, the City operates a Code Compliance program. The Community Development and Fire Departments perform the code compliance function for the City. Identification of potential code violations occurs primarily through informal field observations, as well as complaints received from residents. The City also provides housing rehabilitation assistance to lower income homeowners through the City's CDBG and HOME Programs. The CDBG program provides rehabilitation assistance for mobile homes and single-family residences. The HOME program currently provides rehabilitation assistance to single-family residences and downpayment assistance to first-time homebuyers. HOME funds are also allocated periodically for acquisition/rehabilitation through projects undertaken by a Community Housing Development Organization ("CHDO") or others, as funding permits.

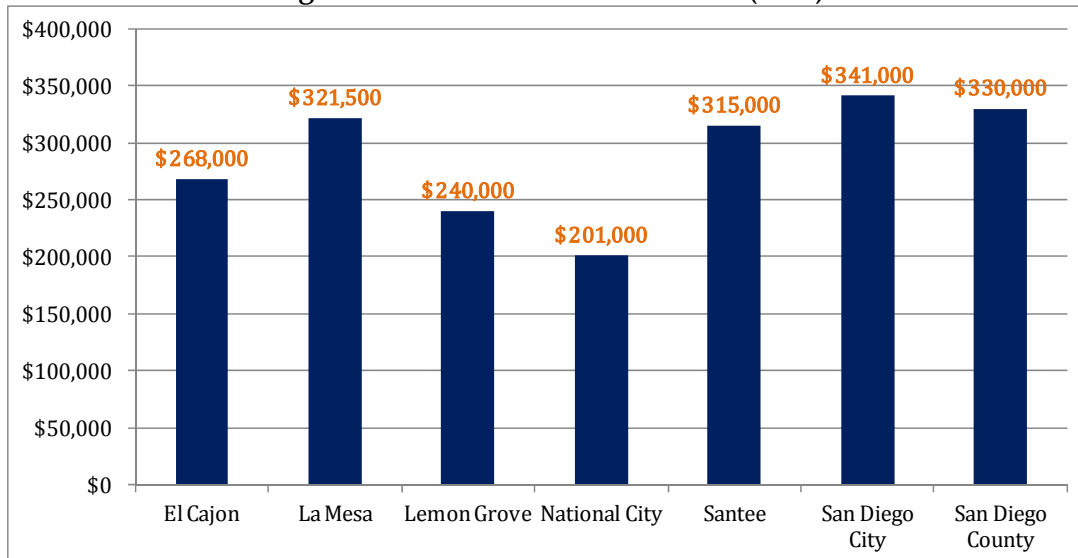
5. Housing Costs and Affordability

Housing costs can indicate whether housing is accessible to all economic segments of the community. Typically, if housing supply exceeds housing demand, housing costs will fall. If housing demand exceeds housing supply, housing costs will rise. This section summarizes the cost and affordability of the housing stock to El Cajon residents.

a. Ownership Housing Cost

Median home prices in the South and East County areas of San Diego ranged from \$201,000 in National City to \$341,000 in the City of San Diego (Figure 9). El Cajon's median home price fell on the lower end of the spectrum at \$268,000, but was comparable to neighboring jurisdictions. Median home sale prices in El Cajon increased noticeably by nine percent between 2009 and 2010 (Table 22). Other southern San Diego cities also saw moderate increases in their median home prices during this time period.

Figure 9: Median Home Sales Price (2010)



Source: DQNews, 2011.

Table 22: Changes in Median Home Sale Prices

Jurisdiction	2009	2010		Percent Change in Median Sale Price
	Price	Number Sold	Price	
El Cajon	\$245,000	1,575	\$268,000	+9.4%
La Mesa	\$322,000	725	\$321,500	-0.2%
Lemon Grove	\$220,000	277	\$240,000	+9.1%
National City	\$180,000	391	\$201,000	+11.7%
Santee	\$297,950	752	\$315,000	+6.0%
San Diego City	\$320,000	14,497	\$341,000	+6.6%
San Diego County	\$310,000	36,414	\$330,000	+6.5%

Source: DQNews, 2011.

b. Rental Market

The primary source of information on rental costs in the San Diego region is the San Diego County Apartment Association (SDCAA). SDCAA conducts two surveys of rental properties per year. For the Fall 2011 survey, 6,000 surveys were sent out to rental property owners and managers throughout San Diego County. Responses were received from 19,915 units. Table 23

shows that in the Fall of 2011, average monthly rents in El Cajon ranged from \$729 for a studio apartment to \$1,394 for a three-bedroom apartment. Apartment rents in El Cajon tended to be slightly lower than rents in other South and East County cities as well as the City and County of San Diego. Also, except for studio units, rents in El Cajon generally decreased slightly between 2010 and 2011.

Table 23: Average Monthly Rent (2011)

Zip Code	Unit Type	Fall 2011 Units/Properties Surveyed	Fall 2011 Monthly Rent	Spring 2011 Monthly Rent	Fall 2010 Monthly Rent
El Cajon	Studio	40/4	\$729	\$665	\$719
	1 BR	871/20	\$857	\$877	\$925
	2 BR	879/36	\$1,095	\$1,010	\$1,166
	3+ BR	100/20	\$1,394	\$1,403	\$1,555
La Mesa	Studio	5/4	\$872	\$796	\$791
	1 BR	487/14	\$1,097	\$974	\$1,000
	2 BR	459/19	\$1,437	\$12,29	\$1,249
	3+ BR	24/9	\$1,739	\$1,307	\$1,502
Lemon Grove	Studio	5/2	\$731	\$850	---
	1 BR	114/6	\$770	\$794	\$889
	2 BR	52/9	\$1,045	\$975	\$1,149
	3+ BR	2/1	\$1,500	\$1,362	\$1,500
National City	Studio	0/0	---	\$650	\$510
	1 BR	39/1	\$790	\$813	\$760
	2 BR	13/2	\$921	\$988	\$946
	3+ BR	2/2	\$1,375	\$1,375	\$1,260
Santee	Studio	0/0	---	---	---
	1 BR	164/3	\$988	\$975	\$994
	2 BR	263/9	\$1,205	\$1,287	\$1,275
	3+ BR	16/9	\$1,153	\$1,634	\$1,413
City of San Diego	Studio	489/50	\$923	---	---
	1 BR	3170/190	\$1,211	---	---
	2 BR	4317/283	\$1,575	---	---
	3+ BR	569/146	\$1,877	---	---
County of San Diego (including City of San Diego)	Studio	747/86	\$899	---	---
	1 BR	7247/342	\$1,090	---	---
	2 BR	10654/533	\$1,418	---	---
	3+ BR	1267/268	\$1,730	---	---

--- Represents data not available.

Source: San Diego County Apartment Association Survey, Fall 2011

c. Housing Affordability by Income Level

Housing affordability can be inferred by comparing the cost of renting or owning a home in the City with the maximum affordable housing costs for households at different income levels. Taken together, this information can generally show who can afford what size and type of housing and indicate the type of households most likely to experience overcrowding and overpayment.

The federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, the California Department of Housing and Community Development (HCD) developed income limits that can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less by comparison than those at the upper end. The maximum affordable home and rental prices for residents in San Diego County are shown in Table 24.

Table 24 shows the maximum amount that a household can pay for housing each month without incurring a cost burden (overpayment) by income group. This amount can be compared to current housing asking prices (Table 22) and market rental rates (Table 23) to determine what types of housing opportunities a household can afford.

Table 24: Affordable Housing Costs (2012)

Annual Income		Affordable Housing Cost		Utilities, Taxes and Insurance			Affordable Price	
		Rent	Purchase	Rent	Own	Taxes/Insurance	Sale	Rent
<i>Extremely Low Income (30% of AMI)</i>								
1-Person	\$16,900	\$423	\$423	\$40	\$121	\$106	\$42,953	\$383
2-Person	\$19,300	\$483	\$483	\$52	\$155	\$121	\$45,366	\$431
3-Person	\$21,700	\$543	\$543	\$64	\$190	\$136	\$47,559	\$479
4-Person	\$24,100	\$603	\$603	\$76	\$225	\$151	\$49,751	\$527
5-Person	\$26,050	\$651	\$651	\$94	\$277	\$163	\$46,366	\$557
<i>Very Low Income (50% of AMI)</i>								
1-Person	\$28,150	\$704	\$704	\$40	\$121	\$176	\$89,210	\$664
2-Person	\$32,150	\$804	\$804	\$52	\$155	\$201	\$98,201	\$752
3-Person	\$36,150	\$904	\$904	\$64	\$190	\$226	\$106,972	\$840
4-Person	\$40,150	\$1,004	\$1,004	\$76	\$225	\$251	\$115,744	\$928
5-Person	\$43,400	\$1,085	\$1,085	\$94	\$277	\$271	\$117,704	\$991
<i>Low Income (80% of AMI)</i>								
1-Person	\$45,000	\$1,125	\$1,125	\$40	\$121	\$281	\$158,492	\$1,085
2-Person	\$51,400	\$1,285	\$1,285	\$52	\$155	\$321	\$177,351	\$1,233
3-Person	\$57,850	\$1,446	\$1,446	\$64	\$190	\$362	\$196,196	\$1,382
4-Person	\$64,250	\$1,606	\$1,606	\$76	\$225	\$402	\$214,836	\$1,530
5-Person	\$69,400	\$1,735	\$1,735	\$94	\$277	\$434	\$224,608	\$1,641
<i>Moderate Income (120% of AMI)</i>								
1-Person	\$63,750	\$1,594	\$1,859	\$40	\$121	\$372	\$299,660	\$1,554
2-Person	\$72,900	\$1,823	\$2,126	\$52	\$155	\$425	\$339,023	\$1,771
3-Person	\$82,000	\$2,050	\$2,392	\$64	\$190	\$478	\$377,910	\$1,986
4-Person	\$91,100	\$2,278	\$2,657	\$76	\$225	\$531	\$416,798	\$2,202
5-Person	\$98,400	\$2,460	\$2,870	\$94	\$277	\$574	\$442,747	\$2,366

Sources:

1. California Department of Housing and Community Development Income Limits, 2012
2. Veronica Tam and Associates, 2012.

Assumptions:

1. 30% gross household income as affordable housing cost
2. 20% of monthly affordable cost for taxes, insurance and HOA (Moderate-Income)
3. 25% of monthly affordable cost for taxes, insurance and HOA (Low-Income or below)
4. 10% downpayment
5. 4.5% interest rate for a 30-year fixed-rate mortgage loan
6. Utilities based on San Diego County Utility Allowance, 2011.

Extremely Low Income Households

Extremely low income households earn 30 percent or less of the County Area Median Income (AMI) – up to \$16,900 for a one-person household and up to \$26,050 for a five-person household in 2012. Extremely low income households cannot afford market-rate rental or ownership housing in El Cajon without assuming a cost burden.

Very Low Income Households

Very low income households earn between 31 percent and 50 percent of the County AMI – up to \$28,150 for a one-person household and up to \$43,400 for a five-person household in 2012. A very low income household can generally afford homes offered at prices between \$89,210 and \$117,704, adjusting for household size. Given the costs of ownership housing in El Cajon, very low income households would not be able to afford a home in the City. Very low income renters will also find it difficult to find affordable appropriately-sized market-rate rental units in El Cajon. After deductions for utilities, a very low income household at the maximum income limit can afford to pay approximately \$650 to \$1,000 in monthly rent, depending on household size.

Low Income Households

Low income households earn between 51 percent and 80 percent of the County's AMI - up to \$45,000 for a one-person household and up to \$69,400 for a five-person household in 2012. The affordable home price for a low income household at the maximum income limit ranges from \$158,492 to \$224,608. Based on the asking prices of homes for sale (Table 22), ownership housing would not be affordable to low income households. After deductions for utilities, a one-person low income household could afford to pay up to \$1,100 in rent per month and a five-person low income household could afford to pay as much as \$1,650. Most low income households in El Cajon would be able to find adequately sized affordable apartment units (Table 23), although the availability of such units may be limited.

Moderate Income Households

Moderate income households earn between 81 percent and 120 percent of the County's AMI – up to \$98,400 depending on household size in 2012. The maximum affordable home price for a moderate income household is \$299,660 for a one-person household and \$442,747 for a five-person family. Moderate income households in El Cajon from a one-person household to a five-person family should be able to find and purchase adequately-sized homes. The maximum affordable rent payment for moderate income households is between \$1,550 and \$2,400 per month. Appropriately-sized market-rate rental housing is generally affordable to households in this income group.

F. Affordable Housing

State law requires that the City identify, analyze, and propose programs to preserve existing multi-family rental units that are eligible to convert to non-low income housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions during the next ten years. Thus, this at-risk housing analysis covers the period from January 1, 2013 through December 31, 2022. Consistent with State law, this section identifies publicly assisted housing units in El Cajon, analyzes their potential to convert to market rate housing uses, and analyzes the cost to preserve or replace those units.

1. Publicly Assisted Housing

The City of El Cajon has a number of publicly assisted rental housing developments affordable to lower income households. Table 25 provides a summary listing of affordable projects in the City. Overall, seven projects in the City include a total of 774 affordable units.

Project	Total Units	Program	Units at Risk	Expiration Date
Broadway Apartments I 1562 East Main St.	161	Section 236)(j)(1) Section 8	128	5/31/2013
Broadway Apartments II 849 North Third St.	52	Section 236)(j)(1) Section 8	50	6/30/2013
Key Largo Apartments 380 N. Mollison Ave.	132	Section 236)(j)(1) Section 8	105	5/31/2013
Lexington Green Apts. 1414 E. Lexington Ave	144	Section 236)(j)(1) Section 8	110	12/31/2013
El Cajon Apartments 180 Ballantyne Street	88	Section 8	88	12/28/2013
Silvercrest El Cajon 175 S. Anza Street	75	Section 202/8 Section 8	74	9/18/2013
Teton House 109 E Lexington Ave	6	Section 811	6	2/28/2013
Laurel Village 909 Leslie Road	7	LIHTC	7	2039
Pinewood Apartments 273 Wisconsin Avenue	56	LIHTC	56	2037
Bella Vista Apartments 545 N. Mollison Avenue	150	Multifamily Housing Revenue Bonds, LIHTC	150	2038
Total	871	--	774	--

Source: HUD Multi-family Assistance and Section 8 Contract Database, 2012.

2. Preservation of At-Risk Housing

Within the 2013-2022 “at-risk” housing analysis period, seven of the City’s affordable housing projects are considered at low risk of being converted to market rate because the owners have opted to renew their HUD contract annually. While the HUD renewal process is annual, the approval is fairly automatic. Furthermore, given the current economic climate, there is little financial incentive to convert to market-rate housing in the near future. Though unlikely, it is possible that all 561 of the City’s affordable housing units could convert to market-rate at some point in the planning period.

a. Preservation Options

State law requires that the Housing Element explore various options to preserve the at-risk housing units. Preservation options typically include: 1) transfer or sale of units to non-profit ownership; 2) purchase of affordability covenants; and 3) provision of rental subsidies. In terms of replacement, the most direct option is the development of new assisted multi-family housing units. The following discussion highlights ways that the City's at-risk projects could be preserved as affordable housing. All of the presented alternatives are costly and beyond the ability of the City of El Cajon to manage without large amounts of subsidy from federal and/or State resources. These options are described below.

Transfer of Ownership or Sale

Transferring ownership of an at-risk project to a non-profit housing provider is generally one of the least costly ways to ensure that the at-risk units remain affordable for the long term. By transferring property ownership or sale to a non-profit organization, low income restrictions can be secured and the project would become potentially eligible for a greater range of governmental assistance, including issuance of Multifamily Housing Revenue Bonds and/or Low-Income Housing Tax Credits. The estimated market value for all of the City's at-risk units is provided in Table 26.

Table 26: Market Value of At-Risk Housing Units

Unit Information	Total
Studio Units	18
One-Bedroom Units	246
Two-Bedroom Units	214
Three-Bedroom Units	83
Annual Operating Cost	\$1,967,400
Gross Annual Income	\$9,027,360
Net Annual Income	\$7,059,960
Market Value	\$88,249,500

Market value for at-risk units is estimated with the following assumptions:

1. Average market rent based on Fair Market Rents (FY 2012) established by HUD (Studio unit = \$984, One-bedroom unit = \$1,126, Two-bedroom unit = \$1,378, and Three-bedroom unit = \$1,960).
2. Average size is assumed to be: 450 square feet for a studio apartment, 600 square feet for a one-bedroom apartment, 850 square feet for a two-bedroom apartment, and 1,200 square feet for a three-bedroom apartment.
3. Annual income is calculated on a vacancy rate = 5%
4. Annual operating expenses per square foot = \$4.50
5. Market value = Annual net project income*multiplication factor
6. Multiplication factor for a building in good condition is 12.5.

Current market value for the at-risk units is estimated on the basis of the units' potential annual income, and operating and maintenance expenses. As indicated, the estimated market value of El Cajon's current stock of affordable housing is \$88.2 million. (This estimate is provided for the purpose of comparison and understanding the magnitude of costs involved and does not represent the precise market value of this project. The actual market value at time of sale would depend on market and property conditions, lease-out/turnover rates, among other factors.)

Purchase of Affordability Covenants

Another option to preserve the affordability of the at-risk project is to provide an incentive package to the owner to maintain the project as affordable housing. Incentives could include bonds, writing down the interest rate on the remaining loan balance, providing a lump-sum payment, and/or supplementing the rents to market levels. The feasibility and cost of this option depends on whether the complex is too highly leveraged and interest on the owner's part to utilize the incentives found in this option. By providing lump sum financial incentives or ongoing subsidies in rents or reduced mortgage interest rates to the owner, the City could ensure that some or all of the units remain affordable.

Rental Assistance

Tenant-based rent subsidies could be used to preserve the affordability of housing. Similar to Housing Choice Vouchers, the City, through a variety of potential funding sources, could provide rent subsidies to tenants of at-risk units. The level of the subsidy required to preserve the at-risk units is estimated to equal the Fair Market Rent (FMR) for a unit minus the housing cost affordable by a lower income household. Table 27 estimates the rent subsidies required to preserve the affordability of the 561 at-risk units. Based on the estimates and assumptions shown in this table, approximately \$3.5 million in rent subsidies would be required annually.

Table 27: Rental Subsidies Required

Unit Size	Total Units	Fair Market Rent	Household Size	Household Annual Income	Affordable Cost (Minus Utilities)	Monthly per Unit Subsidy	Total Monthly Subsidy
<i>Very Low Income (50% AMI)</i>							
Studio	18	\$984	1	\$28,150	\$664	\$320	\$5,760
1-BR	246	\$1,126	2	\$32,150	\$752	\$374	\$92,004
2-BR	214	\$1,378	3	\$36,150	\$840	\$538	\$115,132
3-BR	83	\$1,960	5	\$43,400	\$991	\$969	\$80,427
Total	561	---	---	---	---	---	\$293,323

Notes:

1. Fair Market Rents (FMR) FY 2012 are determined by HUD.
2. San Diego County 2012 Area Median Household Income (AMI) limits set by the California Department of Housing and Community Development (HCD).
3. Affordable cost = 30% of household income minus utility allowance.

b. Construction of Replacement Units

The construction of new low income housing units is a means of replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends upon a variety of factors, including density, size of the units (i.e. square footage and number of bedrooms), location, land costs, and type of construction.

Assuming an average development cost of \$113,707 per unit for multi-family rental housing, replacement of the 561 at-risk units would require approximately \$63,789,666, excluding land

costs. When land costs and developer profits are included, the construction costs of new units can easily double.

Table 28: Estimated New Construction Costs				
Unit Size	(A)	(B)	(C)	(D)
	Total Units	Estimated Average Unit Size (sq. ft.)	Estimated Gross Building Size	Estimated Gross Building Costs
Studio	18	450	9,720	\$1,181,831
1-BR	246	600	177,120	\$21,535,578
2-BR	214	850	218,280	\$26,540,120
3-BR	83	1,200	119,520	\$14,532,138
Total	561		524,640	\$63,789,666
Average Per Unit Cost:				\$113,707

(C) = (A) x (B) x 1.20 (i.e. 20% inflation to account for hallways and other common areas)

(D) = (C) x \$97.27 (per square foot construction costs) x 1.25 (i.e. 25% inflation to account for parking and landscaping costs)

c. Cost Comparisons

The above analysis attempts to estimate the cost of preserving the at-risk units under various options. However, because different projects have different circumstances and therefore different options available, the direct comparison would not be appropriate. In general, providing additional incentives/subsidies to extend the affordability covenant would require the least funding over the long run, whereas the construction of new units would be the most costly option. Over the short term, providing rent subsidies would be least costly but this option does not guarantee the long-term affordability of the units.

The cost of constructing 561 housing units to replace the currently at-risk units is high, with an estimated total cost of nearly \$63.8 million, excluding land costs. This cost estimate is substantially higher than the cost associated with the transfer of ownership option (\$88.2 million). While the annual cost of providing rent subsidies similar to Housing Choice vouchers (\$3.5 million annually) appears low, once amortized over a long period of affordability, provision of rent subsidies is equally costly.

d. Resources for Preservation

Preservation of at-risk housing requires not only financial resources but also administrative capacity of nonprofit organizations. These resources are discussed in detail later in this Housing Element in the "Housing Resources" section.

Section 4: Housing Constraints

Constraints to the provision of adequate and affordable housing are posed by market, governmental, and infrastructure and environmental factors. These constraints may result in housing that is not affordable, or may render residential construction economically infeasible for developers. Constraints to housing production significantly impact lower and moderate income households and those with special needs.

A. Market Constraints

1. Construction and Land Costs

A significant cost associated with building a new house is the cost of building materials. According to the San Diego Chapter of International Code Council (ICC) valuation data for 2008-2009, construction costs for wood frame, single-family construction of average to good quality average about \$120 per square foot while custom homes and units with extra amenities run somewhat higher. The costs for wood frame, multi-family construction average about \$107 per square foot, exclusive of parking. The City's ability to mitigate high construction costs is limited without direct subsidy.

The limited supply of residentially designated vacant land in El Cajon contributes to higher land costs in the City when compared to unincorporated areas. Few vacant high-density residential properties remain in the City. Listing prices for vacant commercial properties that are similar in location and characteristics with properties proposed for rezoning to high-density or mixed use development (discussed later) were reviewed. Such properties are listed for sale at about \$22 to \$25 per square foot or \$958,320 to \$1,089,000 per acre. While the County has vast acreage of undeveloped land, the environmental and infrastructure constraints associated with these areas often make development cost prohibitive. As a result, high demand for developable land drives up land costs in urbanized areas. Higher density zoning could reduce the cost of land per dwelling unit, but the reduction is often not significant enough to ensure affordable housing opportunities because land zoned for higher densities commands also higher relative market prices. Density bonuses may be used by the City as a mechanism to reduce land costs in exchange for guaranteed affordable housing.

Private sector "for-profit" developers typically do not build affordable housing. Offering new units for sale or rent at prices that are affordable to lower income households reduces investment return, and in many cases, is financially infeasible due to high land, labor, and materials costs. Although most "for-profit" developers build market-rate projects, recent tightening of credit markets and limited demand for higher-end market rate units has led some developers to seek bond and tax credit financing to help subsidize affordable projects. However, limited funding has created fierce competition for available subsidies resulting in fewer opportunities to offset market constraints like land and construction costs.

2. Availability of Mortgage and Rehabilitation Financing

The availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications by the income, gender, and race/ethnicity of the applicants. The disposition of loan applications submitted to financial institutions for home purchase and home improvement loans within El Cajon is shown in Table 29. The status of "other" loans indicates loan applications that were withdrawn by the applicant or closed for incompleteness. HMDA data contained in this report are analyzed using the LendingPatterns™ software.

Table 29: Disposition of Home Purchase and Home Improvement Loan Applications								
Income Level (% AMI)	Home Purchase Loans				Home Improvement Loans			
	Number	% Approved	% Denied	% Other	Number	% Approved	% Denied	% Other
<49%	125	59%	28%	13%	17	53%	35%	12%
50-79%	313	66%	20%	13%	20	30%	60%	10%
80-119%	440	78%	11%	11%	37	46%	35%	19%
>=120%	552	74%	14%	13%	45	67%	13%	20%
N/A	15	27%	27%	47%	1	100%	0%	0%
Total	1,445	72%	16%	13%	120	53%	31%	17%

Source: www.lendingpatterns.com, 2010.

a. Home Purchase Financing

In 2010, 1,445 loan applications were filed to purchase homes in El Cajon. Among these applications, 72 percent were approved, 16 percent were denied, and 13 percent were withdrawn or closed. Applicants earning more than 120 percent of the Area Median Income (AMI) submitted the largest portion of applications, accounting for 38 percent of the total. Lenders received only 125 applications from households earning less than 50 percent of the AMI, comprising less than nine percent of the total applications submitted.

Typically, higher approval rates correlate to higher incomes, as income is a key factor in accessing financing. Applicants earning 80 to 120 percent of AMI had the highest approval rate (78 percent), followed by applicants earning more than 120 percent of AMI (74 percent). In comparison, only 59 percent of applications from households earning less than 50 percent of AMI were approved. Lower income households have less residual income to save for down payments, homeowner or mortgage insurance, and other costs associated with homeownership when compared to moderate and upper income households. Stricter approval criteria instituted by lenders when foreclosures were on the rise and the broader housing market began to show signs of collapse has also impacted approval rates for lower income households.

b. Home Improvement Financing

In contrast to the high number of home purchase loans submitted, lenders received only 120 applications for home improvement financing in 2010. Refinancing in the current market is substantially more difficult than it has been in the past. Financial institutions have established much stricter requirements for mortgage refinancing, making it harder for homeowners to qualify for a refinance loan. Even homeowners who have excellent credit and a low debt-to-income ratio face obstacles to refinancing, such as a lack of home equity. Some homeowners have little or no equity because they bought their property with minimal down payments; alternatively, many homeowners who had equity have watched it erode in recent years because of decreasing home values. Among the applications submitted, 53 percent were approved, 31 percent were denied, and 17 percent were withdrawn or closed. Applicants earning more than 120 percent of AMI had the highest approval rate (67 percent), while applicants earning between 50 and 79 percent of AMI had the lowest (30 percent).

c. Predatory Lending, Subprime Loans, and Foreclosures

With an active housing market, potential predatory lending practices by financial institutions may arise. Predatory lending involves abusive loan practices usually targeting those with less-than-perfect credit histories. The predatory practices typically include higher fees, hidden costs, and unnecessary insurance and larger repayments due in later years. One of the most common predatory lending practices is placing borrowers into higher interest rate loans than justified by their credit status. Although the borrowers may be eligible for a loan in the “prime” market, predatory lenders direct victims into more expensive and higher fee loans in the “subprime” market. In the other cases, fraudulent appraisal data is used to mislead homebuyers into purchasing over-valued homes, or misrepresented financial data is used to encourage homebuyers into assuming a larger loan than can be afforded. While subprime lending cannot in and of itself be described as “predatory,” studies have shown a high incidence of predatory lending in the subprime market.⁴

Victims of predatory lending practices and those who purchased homes with mortgages offered on the subprime market are highly vulnerable to foreclosure. Foreclosure occurs when households fall behind on one or more scheduled mortgage payments. The foreclosure process can be halted if the homeowner is able to bring their mortgage payments current. If payments cannot be resumed or the debt cannot be resolved, the lender can legally use the foreclosure process to repossess (take over) the home. When this happens, the homeowners must move out of the property. If the home is worth less than the total amount owed on the mortgage loan, a deficiency judgment could be pursued. If that happens, the homeowner would lose their home and also would owe the home lender an additional amount.

Homes can be in various stages of foreclosure. Typically, the foreclosure process begins with the issuance of a Notice of Default (NOD). An NOD serves as an official notification to a borrower that he or she is behind in their mortgage payments, and if the payments are not paid

⁴ California Reinvestment Committee. “Stolen Wealth, Inequities in California’s Subprime Mortgage Market.” November 2001.

up, the lender will seize the home. In California, lenders will not usually file an NOD until a borrower is at least 90 days behind in making payments.

Once an NOD has been filed, borrowers are given a specific time period, typically three months, in which they can bring their mortgage payments current. If payments are not made current at the end of this specified time period, a Notice of Trustee Sale (NTS) will be prepared and published in a newspaper. An NTS is a formal notification of the sale of a foreclosure property. In California, the NTS is filed 90 days following an NOD when a property owner has failed to make a property loan current. Once an NTS has been filed, a property can then be sold at public auction. Many properties, however, are unable to be sold at public auction. In the event of an unsuccessful sale at auction, a property becomes classified as Real Estate Owned (REO) and ownership of it reverts back to the mortgage company or lender.

Between 2000 and 2005, with low interest rates, “creative” financing (e.g., zero down, interest only, adjustable loans), and predatory lending practices (e.g. aggressive marketing, hidden fees, negative amortization), many households purchased homes that were beyond their financial means. Under the false assumptions that refinancing to lower interest rates would always be an option and home prices would continue to rise at double-digit rates, many households were (and still are) unprepared for the hikes in interest rates, expiration of short-term fixed rates, and decline in sales prices that set off in 2006. Suddenly faced with significantly inflated mortgage payments, and mortgage loans that are larger than the worth of the homes, many had to resort to foreclosing their homes. This mortgage crisis led the country to a recession and with households losing employment and income, the foreclosure rates soared between 2008 and 2011.

While foreclosures remain an issue, particularly for California, the situation has improved dramatically in recent years. In San Diego County, 3,727 Notices of Default (NODs) were recorded in the third quarter of 2012, compared to 5,048 NODs filed during the same period in the previous year (for a 26.2 percent decrease).⁵ Current foreclosure data was obtained in January 2013. At that point in time, 162 properties in El Cajon were listed as foreclosures for sale.⁶ The majority of these foreclosing properties were purchased during the peak of the housing market between 2003 and 2007. Another 190 homes are being auctioned and 77 homes are bank-owned. Among the homes in foreclosure, the median value was \$286,449, compared to the median value of \$319,933 for homes being auctioned and \$276,552. The estimated values of some of these homes reach well over \$1,000,000, indicating that the impact of foreclosure extends to households with higher incomes as well as lower income households.

3. Unemployment Rates

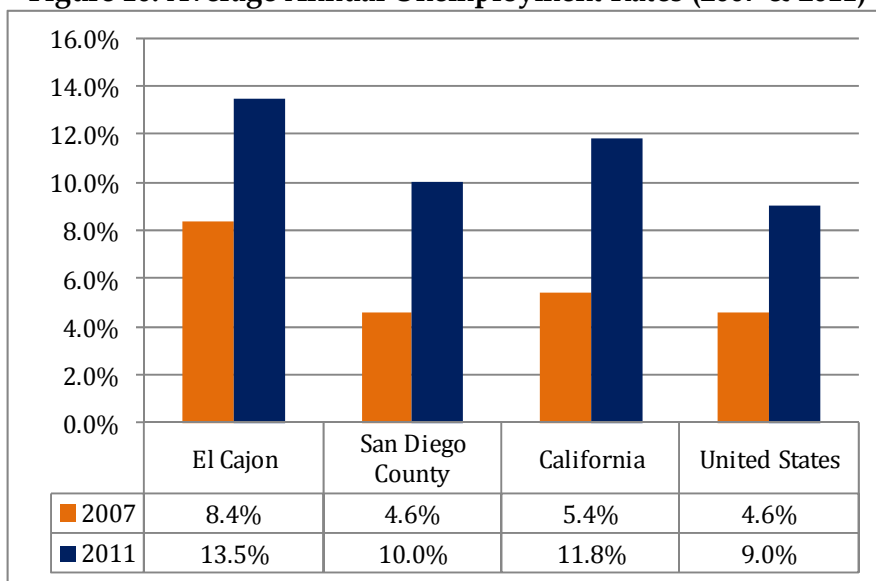
El Cajon has been hit particularly hard in the current economic downturn. According to the California Development Department, the average annual unemployment rate in the City increased from 8.4 percent in 2007 to 13.5 percent in 2011; higher than the County, statewide and national averages during the same timeframe (Figure 10). Unemployment and

⁵ <http://www.dqnews.com/Articles/2012/News/California/CA-Foreclosures/RRFor121017.aspx>, accessed December 11, 2012.

⁶ <http://www.realtytrac.com>, accessed January 2013.

underemployment have and will force some families into poverty and is expected to make finding and retaining adequate and affordable housing more difficult in the years ahead.

Figure 10: Average Annual Unemployment Rates (2007 & 2011)



Source: California Economic Development Department and Bureau of Labor Statistics, 2012.

B. Governmental Constraints

Actions by the City can impact the price and availability of housing in El Cajon. Land use controls, site improvement requirements, building codes, fees, and other local programs to improve the overall quality of housing can individually and collectively constrain the development, maintenance, and improvement of housing. This section analyzes these potential governmental constraints.

1. Land Use Controls

The Land Use Element of the El Cajon General Plan and corresponding zoning provide for a full range of residential types and densities dispersed throughout the City. The El Cajon Land Use Element has designated close to 4,200 acres (49 percent) of the City's total land inventory for residential uses, including single-family homes, multi-family units, and mobile homes. Residential densities in El Cajon cover a wide spectrum, including the following categories:

- Low-Low Density (3 or fewer units/net acre)
- Low Density (3-10 units/net acre)
- Low-Medium Density (10-18 units/net acre)
- Medium Density (18-20 units/net acre)
- High Density (20-30 units/net acre)

In addition to these residential categories, the El Cajon General Plan has also established the Downtown Special Development Area designation to provide for mixed use development in the

area located around the historically important intersection of Main Street and Magnolia Avenue. This designation allows residential development to be mixed with offices and/or retail uses.

Table 30: Zoning Consistency Chart

		General Plan Land Use Designations				
		Low-Low Density	Low Density	Low-Medium Density	Medium Density	High Density
Zone Districts	O-S	○				
	PRD	●	●	●	○	○
	RS-40	●				
	RS-20	●	○			
	RS-14	○	●			
	RS-9		●			
	RS-6		●	○		
	RM-6000		○	○		
	RM-4300		○	●	○	
	RM-2500			●	○	○
	RM-2200				●	○
	RM-1500					●
	RM-HR					○
	M-U				○	●

Source: City of El Cajon, Zoning Consistency Chart, Adopted by City Council on July 13, 2010 (Resolution No. 94-10).

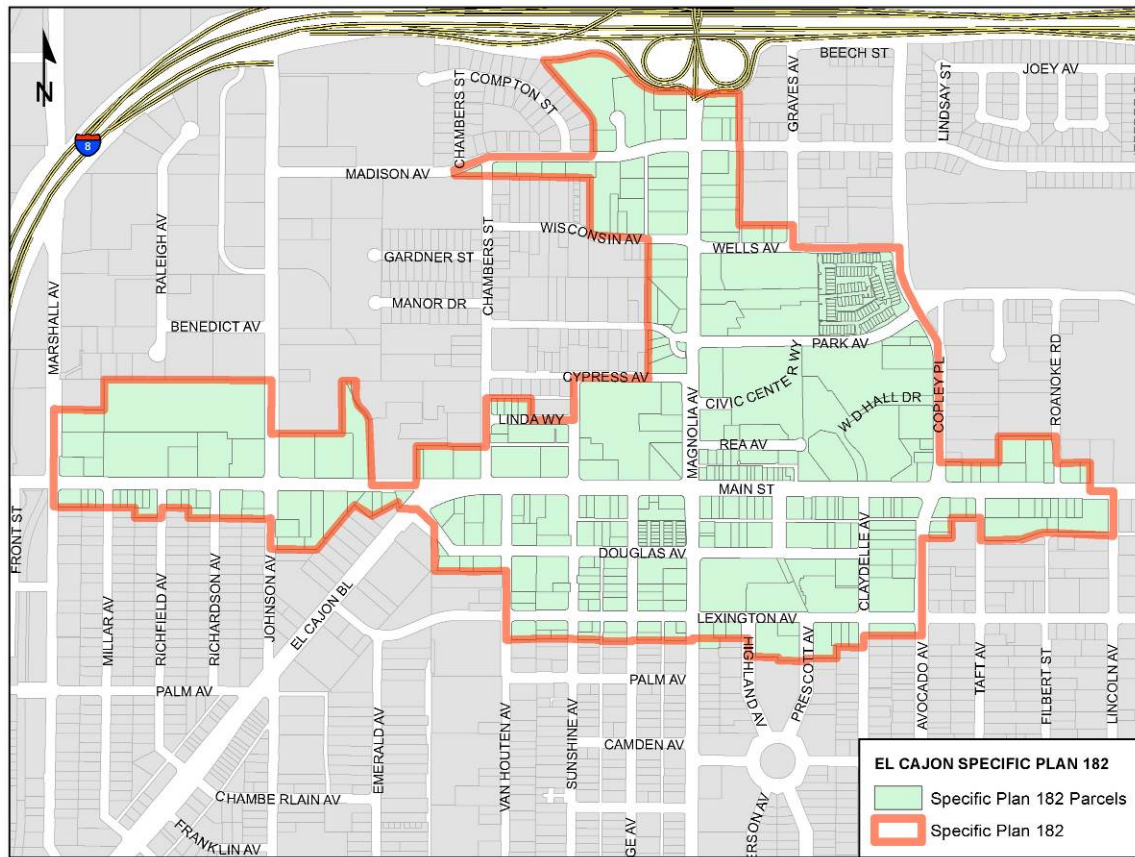
Notes:

- = Consistent with general plan land use designation
- = May be found consistent with general plan land use designation, if property owner makes such a request and there is no public purpose in requiring a more intense use.

a. Downtown El Cajon Specific Plan (SP 182)

The City adopted the Downtown El Cajon Specific Plan (SP No. 182) in 1972. The General Plan recognizes Downtown as the City's central business district, the center of governmental offices and location of City's oldest residential neighborhoods. Consistent with this vision, SP No. 182 facilitates a more urban, mixed-use form of development downtown. Mixed use developments, composed of retail, office, and/or residential development may be permitted by a Conditional Use Permit (CUP) within SP No. 182. Figure 11 illustrates the boundaries of SP No. 182. To encourage higher density and mixed use development within SP No. 182, density bonuses to increase the residential densities beyond permitted by the underlying zone may be requested via the CUP process.

Figure 11: Downtown Specific Plan - SP No. 182



b. Residential Development Standards

El Cajon's residential development standards are summarized in Table 31. The City periodically reviews and revises its development standards to ensure the orderly development of land uses and improve the quality of the physical environment.

Maximum Density

Maximum allowable density varies from less than one unit per acre to 7.2 units per acre in single-family districts and from 7.2 units per acre and up in multi-family districts.

Maximum Height Limit

Maximum building heights vary from 20 to 35 feet in single-family zones and 35 feet and up in multi-family zones. The height of buildings within SDA No. 9 of SP 182 is not regulated if the property is located more than 100 feet from any property zoned for or developed with a residential use. If the property is located within 100 feet of another property zoned for or developed with a residential use, the maximum height is 35 feet, unless a greater height is approved by CUP.

Parking Standards

The El Cajon Zoning Code establishes a minimum requirement of two parking spaces per apartment unit and 2.25 spaces for units with two or more bedrooms, inclusive of guest parking requirements. For multi-family developments in the RM-4300 through RM-HR zones, one additional designated space is required for temporary loading activities per every 25 units, or fraction thereof. Affordable and senior housing that meets State density bonus requirements is eligible to use lower State-established parking standards.

Within SDA No. 9, if a project is proposed as mixed use development, the parking requirement may be reduced to 70 percent of the total number of parking spaces required for each individual use.

Building Setbacks

Mixed use development within SDA No. 9 has the following setback requirements:

Frontage Setbacks:

- One- to two-story buildings: no requirements
- Three- to six-story buildings: 10 feet
- Seven- to ten-story buildings: 15 feet
- Interior Setbacks: as required by building and fire codes

Setback requirements may be further reduced via the CUP process.

Table 31: Residential Development Standards

Zoning	Density	Min. Lot Area	Min. Lot Width	Setback			Max. Height	Max. Lot Coverage	Open Space	Parking
				Front	Side	Rear				
O-S	0.5-1 du/ac	2-5 acres	100 ft	20-30 ft	15-20 ft	25 ft	35 ft	10-40%	*	2-2.25
PRD	3-30 du/ac	1 ac/PRD	N/A	5-10 ft	N/A	N/A	35-45 ft	40-60%	225-1,000 sf/unit	2 plus 1 guest
RS-40	1 du/ac	40,000 sf	100 ft	30 ft	15 ft	25 ft	35 ft	30%	*	2
RS-20	2.1 du/ac	20,000 sf	100 ft	20 ft	6-12 ft	25 ft	35 ft	40%	*	2
RS-14	3.1 du/ac	14,000 sf	90 ft	20 ft	6-12 ft	25 ft	35 ft	40%	*	2
RS-9	4.8 du/ac	9,000 sf	70 ft	20 ft	6-10 ft	25 ft	35 ft	40%	*	2
RS-6	7.2 du/ac	6,000 sf	60-70 ft	20 ft	5-10 ft	15 ft	35 ft	40%	*	2
RM-6000	7.2 du/ac	6,000 sf	50 ft	20 ft	6-10 ft	10 ft	20 ft	40%	*	2 plus 1 guest
RM-4300	10.1 du/ac	6,500 sf	65 ft	20 ft	6-10 ft	12 ft	35 ft	50%	*	2-2.25 ^a
RM-2500	17.4 du/ac	7,000 sf	70 ft	20 ft	6-10 ft	12 ft	20 ft	55%	*	2-2.25 ^a
RM-2200	19.8 du/ac	7,000 sf	70 ft	10 ft	6-10 ft	12 ft	35 ft	55%	*	2-2.25 ^a
RM-1500	29 du/ac	7,000 sf	70 ft	10 ft	5-10 ft	10 ft	45 ft	60%	*	2-2.25 ^a
RM-HR	No Max Density	20,000 sf	100-110 ft	20 ft	15-20 ft	15 ft	35ft-No Max	50%	*	2-2.25 ^a

Source: City of El Cajon Zoning Ordinance.

*Open space requirements are determined by the maximum lot coverage standards. Maximum lot size standards within multi-family zones include parking areas and driveways.

a. The City requires one additional designated space for temporary loading activities for every 25 units, or fraction thereof. No additional guest parking is required.

Flexibility in Development Standards

The City facilitates development of housing for lower income households (income restricted) and for the elderly or persons with disabilities (age or disability restricted) by allowing deviations from established development standards, when such housing and requested deviations meet criteria established in Section 17.140.200 of the Zoning Ordinance. The following list is a summary of deviations listed in the Zoning Ordinance that may be allowed with approval of a CUP by the City Council:

- Income restricted housing may be granted up to a 30 percent reduction in required parking.

- Age and disability restricted housing may be granted reduced parking (as low as one space per two dwelling units) and a density bonus of up to 50 units per acre in the RM-2500 and RM-2200 zones or up to 75 units per acre for Section 202 projects.

Alternatively, developers of housing for seniors and lower or moderate income households may apply for a density bonus, reduced parking standards, and associated incentives, waivers, or modifications consistent with California law (SB 1818) as implemented by Chapter 17.220 of the El Cajon Zoning Ordinance.

c. Provisions for a Variety of Housing

Housing Element law specifies that jurisdictions must identify sites to be made available through appropriate zoning and implement development standards to encourage and facilitate the development of housing for all economic segments of the community. This includes single-family homes, multi-family housing, second family units, manufactured housing, residential care facilities, emergency shelters, transitional housing, supportive housing, single room occupancy units (SROs), and farmworker housing.

El Cajon provides for a wide range of housing types throughout the community. Table 32 summarizes the housing types permitted in each of the City's primary residential zones. Each residential use is designated by a letter denoting whether the use is permitted by right (P), conditionally permitted (C), or not permitted (--).

Housing Type	OS	PRD	RS-40	RS-20 RS-14 RS-9 RS-6	RM-6000	RM-4300	RM-2500 RM-2200 RM-1500 RM-HR	C-G C-R	C-M	O-P C-N	M
Single-Family	P	P	P	P	P*	P	P	--	--	--	--
Multi-Family	--	--	--	--	--	SDP	SDP	--	--	--	--
Second Family Units	--	--	--	AZP	--	--	--	--	--	--	--
Residential Care Facility for 6 or Less	P	P	P	P	P	P	P	--	--	--	--
Residential Care Facility for 7 or More	--	--	--	--	--	CUP	CUP	CUP	--	CUP	CUP
Congregate Care Facilities	--	--	--	--	--	--	P	--	--	--	--
Group Residential	--	--	--	--	CUP	CUP	CUP	--	--	--	--
Transitional Service Center	--	--	--	--	--	--	--	CUP	SDP	--	SDP

"P" = Permitted; "SDP" = Site Development Plan; "AZP" = Administrative Zoning Permit; "CUP" = Conditional Use Permit; "--" = Not Permitted.

Note: *Second and third detached single-family dwellings are permitted on a single lot, subject to SDP process.

Single-Family Housing

Single-family housing is permitted in all residential districts, and the O-S zone. Single-family residences on individual legal lots are approved by building permit.

Multi-Family Housing

Multi-family housing is allowed by-right within the RM-4300, RM-2500, RM-2200, RM-1500, and RM-HR districts. Multi-family requires the approval of a Site Development Plan (SDP). Site Development Plan review is discretionary but does not require approval by the Planning Commission or City Council. SDP review and approval is performed administratively by City staff to ensure compliance with City development standards and other codes (e.g. Building and Fire codes). The City will update the Zoning Code to include the minimum findings required by the State of California (Program 17).⁷ Findings will apply uniformly to all uses that require a SDP. No use-specific findings will be added to the Zoning Ordinance.

Second Units

Second units, or “granny flats” as they are commonly known, are attached or detached dwelling units that provide complete independent facilities for one or more persons. Second units provide a cost effective means of serving additional development through the use of existing infrastructure, and provide affordable housing for lower income households. Second units are allowed with approval of an Administrative Zoning Permit (AZP) within the single-family zones RS-40, RS-20, RS-15, RS-9, and RS-6.

The AZP review is discretionary but does not require approval by the Planning Commission or City Council. The administrative review is conducted by City staff to ensure compliance with setback, lot coverage, and height requirements for the applicable zone. The review also ensures that applications comply with second unit development standards. For example, the living area of a second unit cannot exceed 640-square feet and one additional paved off-street parking space is required for each bedroom. Furthermore, the property owner must occupy either the main or the second unit. The Director of Community Development may approve, conditionally approve, or deny AZPs without public hearing or refer applications to the Planning Commission. Decisions by the Director or Planning Commission may be appealed to the City Council.

In recent years, the number of second family units (granny flats) constructed within the City has been decreasing. The City currently requires a separate water meter for a granny flat and the cost of the water meter (capacity fee) has been identified as a reason why this type of housing is not being constructed. Since January 1, 2010, only one second unit has been approved in the City. The City is exploring the feasibility of eliminating this requirement.

State law requires ministerial approval of second dwelling units under certain circumstances. The City will update the Zoning Code to establish criteria for ministerial consideration of second dwelling units pursuant to AB 1866 (Program 17).

⁷ Topanga Association for a Scenic Community v. County of Los Angeles (1974) 11 Cal.3d 506.

Manufactured Housing

Pursuant to State law, manufactured housing must be allowed by-right in all zones that allow single-family dwellings so long as it is a mobile home built since June 15, 1976, and certified under the National Mobile Home Construction and Safety Standards Act of 1975, installed on a permanent foundation, and having surrendered to the Community Development Department any state registration or certification pertaining to mobile homes. Such housing is subject to the same development standards and design review criteria as wood-framed housing as set forth by the zoning district. Mobile Home Parks are permitted subject to the approval of a CUP within the Mobile Home Overlay Zone. The City will update the Zoning Code to clarify that manufactured housing units that meet the standards established by State law is allowed by-right in all zones that allow single-family dwellings (Program 17).

Residential Care Facilities

The City's Zoning Code defines "residential care facility" as a residential home or facility providing 24-hour non-medical care for persons in need of personal services, protection, supervision, counseling, guidance, or assistance essential for sustaining the activities of daily living. This use classification only includes those facilities described above that are licensed by the State Department of Social Services, such as elder care facilities and sober living facilities. Small residential care facilities serving six or fewer clients are allowed by-right in all residential zones. The City will update the Zoning Code to allow this use by-right in the O-S zone, where single-family uses are also allowed by-right (Program 17). Larger facilities serving seven or more individuals are allowed with approval of a CUP in the RM-4300, RM-2500, RM-2200, RM-1500, and RM-HR residential zones and the O-P, C-N, C-G, C-R, and M non-residential zones.

Congregate Care Facilities

These facilities are multi-family residential developments designed and devoted to housing persons of impaired physical and/or mental capacities, such as frail elderly and the handicapped, and offering limited 24-hour non-medical care. The development contains small individual dwelling units of usually only one or two rooms with a small kitchen allowing for independent living, but also providing common dining, recreational and social facilities on site, and minimal convenience services such as housekeeping and transportation services for the residents. Congregate care facilities are permitted by right in the RM-2500, RM-2200, RM-1500, and RM-HR zones.

Group Residential

Group residential facilities require a CUP in the multi-family (RM) zones. These facilities are defined in the Zoning Code as shared living quarters without separate kitchen and bathroom facilities for each room or unit. This classification includes "boardinghouse," dormitory, fraternity house, and sorority house.

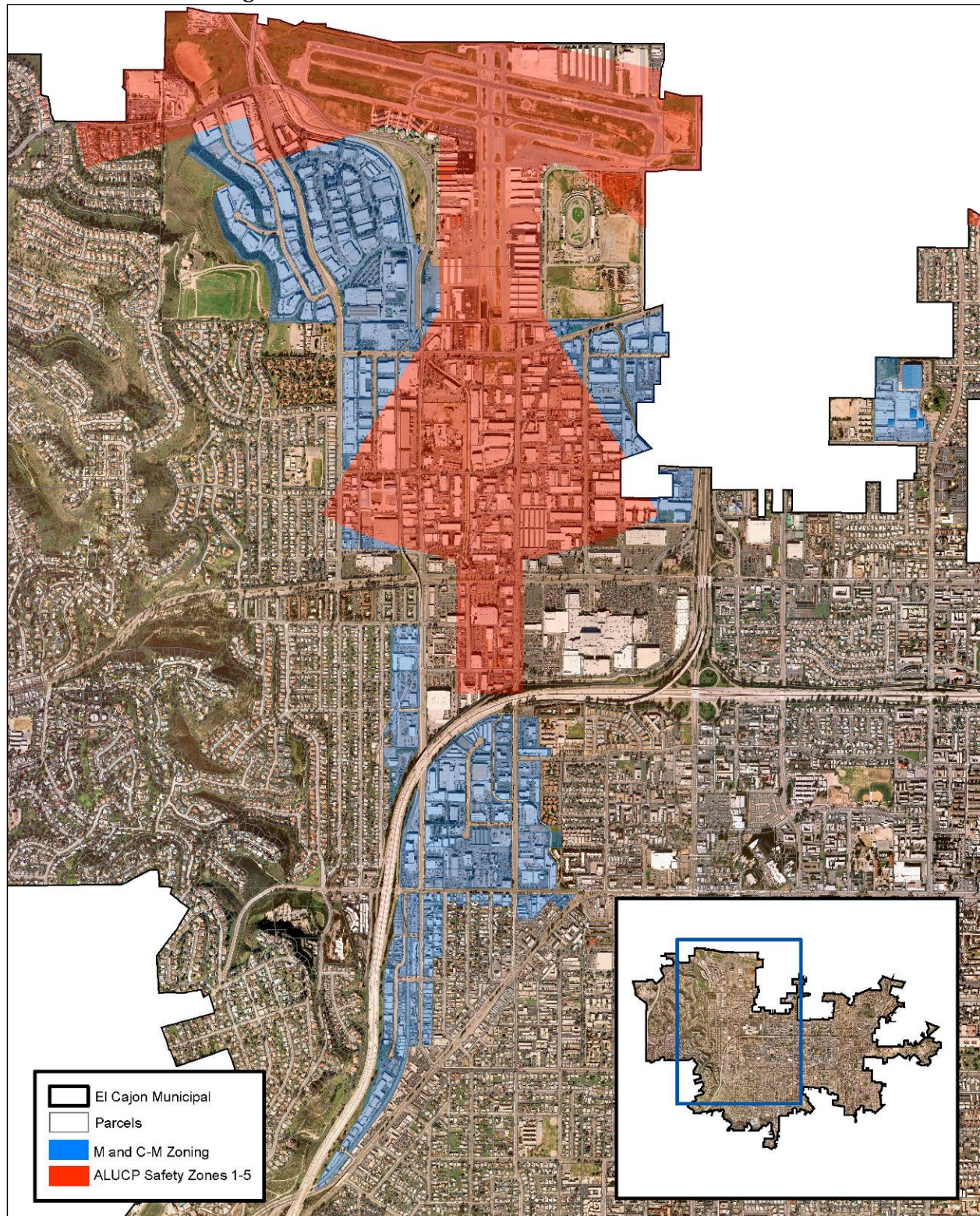
Emergency Shelters

Transitional Service Centers are permitted in C-M and M zones as shown in Figure 12, subject to approval of a SDP, and within the C-G and C-R zones with approval of a CUP.

The C-M and M zones include 488 parcels on 1,086.4 acres. Excluding the properties located within Gillespie Airfield Safety Zones that do not allow residential land uses, 336 parcels totaling 400 acres are zoned C-M and M. Specifically, two parcels (2.3 acres) are vacant and 11 parcels (8.4 acres) have only limited improvements. Adequate capacity exists to accommodate the City's estimated unsheltered homeless population of 109 persons. Furthermore, these parcels are located in proximity to a high concentration of community and supportive services, as well as a transit center that provides excellent access to transportation.

State law requires ministerial consideration of emergency shelters under certain circumstances. The City will update the Zoning Code to remove the requirement for discretionary review within the C-M and M zones and establish development standards consistent with SB2. Furthermore, the City will update the definition of Transitional Service Center to incorporate the Health and Safety Code definition of Emergency Shelter (Program 17).

Figure 12: Potential Transitional Service Center Sites



Supportive and Transitional Housing

California Health and Safety Code (Section 50801(i)) defines "transitional housing" and "transitional housing development" as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Residents of transitional housing are usually connected to supportive services designed to assist the homeless in achieving greater economic independence and a permanent, stable living situation. Transitional housing can take several forms, including group quarters with beds, single-family homes, and multi-family apartments and typically offers case management and support services to help return people to independent living (often six months to two years).

Supportive housing links the provision of housing and social services for the homeless, people with disabilities, and a variety of other special needs populations. California Health and Safety Code (Section 50675.2) defines "supportive housing" as housing with no limit on length of stay, that is occupied by the low income adults with disabilities, and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Target population includes adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5, commencing with Section 4500, of the Welfare and Institutions Code) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people.

Transitional/supportive housing can take several physical forms, including group quarters (congregate living) with beds, single-family homes, and multi-family apartments. El Cajon's Zoning Code does not explicitly address supportive or transitional housing facilities. The Zoning Code will be amended to specifically define transitional/supportive housing (Program 17). Transitional housing pursuant to Health and Safety Code Section 50801(i) will be permitted where housing is permitted, and subject to the same development standards as other housing development. Supportive housing pursuant to Health and Safety Code Section 50675.14(a)(B)(2) will be permitted where housing is permitted, and subject to the same development standards as other housing development.

Transitional and supportive housing not meeting the Health and Safety Code definitions will be accommodated as group living and be treated similar to Group Residential facilities and subject to a CUP in multi-family (RM) zones.

Single Room Occupancy (SRO)

SRO units are one-room units intended for occupancy by a single individual. They are distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other. SRO units can be an effective method to meet the affordable

housing needs of extremely low income individuals and small households. The City's Zoning Code does not include provisions for SRO units. To address this constraint, the City will amend the Zoning Code to facilitate the provision of SROs. SROs will be defined and listed as an allowable use within the C-G, General Commercial zone, subject to approval of a CUP (Program 18).

Mixed Use

As previously discussed, mixed use development is permitted within Special Development Area (SDA) No. 9 within the El Cajon Downtown Specific Plan (SP 182) area, via the CUP process.

Farmworker Housing

The 2010 American Community Survey identified only 63 residents employed in agriculture, forestry, fishing and hunting, and mining. No policies or programs are needed to address farmworker housing in El Cajon because the City's population employed in agricultural industry is negligible. The City currently allows agricultural production and related uses by-right in the O-S, RS-40, and RS-20 zones. Given the urbanized nature of the community and potential conflict between agricultural and urban uses, including residential uses, the City will update the Zoning Code to require a CUP for agricultural uses within this zone (Program 17). In accordance with State law, farmworker housing will also requires a CUP in these zones.

d. Housing for Persons with Disabilities

The City reviewed its land use controls, zoning regulations, building codes, and development procedures to determine if constraints exist to accommodate the housing needs of persons with disabilities. The following summarizes the findings of this review:

Definition of Family

The El Cajon Zoning Code defines a family as "an individual, or two or more persons related by blood or marriage, or a group of unrelated individuals living together and bearing the generic character of a relatively permanent housekeeping unit in a dwelling unit." This definition does not limit the number of related or unrelated individuals living together and therefore is not considered restrictive.

Building Code

The City adopted the California Building Code (CBC), 2010 Edition. No local amendments have been made which would limit housing opportunities for persons with disabilities. The City has not adopted any occupancy standards except for those prescribed in the CBC and Health and Safety Code.

Reasonable Accommodation

The City has not established a formal procedure for approving requests for reasonable accommodation. The Planning Division reviews requests for reasonable accommodation and can approve the requests over the counter. The Planning Division works with residents with disabilities to ensure their needs are addressed without compromising health and safety standards. Accessibility improvements are eligible activities under the City's various rehabilitation assistance programs. The City will revise the Zoning Code to include an administrative and ministerial process for reviewing and approving requests for reasonable accommodation (Program 17).

Residential Care Facilities

The Lanterman Development Disabilities Services Act (Section 5115 and 5116) of the California Welfare and Institutions Code declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. The use of property for the care of six or fewer disabled persons is a residential use for the purposes of zoning. A State-licensed residential care facility serving six or fewer disabled persons on a 24-hour-a-day basis is considered a residential use that is permitted in all zones that permit residential uses. No local agency can impose stricter zoning or building and safety standards on these homes than otherwise required for homes in the same district.

The El Cajon Zoning Code permits residential care facilities for six or fewer residents within all residential zones. The City will update the Zoning Code to allow this use by-right in the O-S zone, where single family uses are also allowed by-right (Program 17). Residential care facilities serving more than six residents are permitted with a CUP in RM-4300, RM-2500, RM-2200, RM-1500, and RM-HR zones. Furthermore, residential care facilities, regardless of size, require a CUP in the O-P, C-N, C-G, C-R, and M commercial/industrial zones. These facilities must be separated at least 300 feet between structures measured at the closest wall of each building.

The City also has provisions for congregate care and group residential facilities, which can serve persons with disabilities. Congregate care facilities are permitted by-right within the RM-2500, RM-2200, RM-1500, and RM-HR zones. Group residential facilities are conditionally permitted within the RM-6000, RM-4300, RM-2500, RM-2200, RM-1500, and RM-HR zones.

Supportive and Transitional Housing

As stated before, the City's Zoning Code will be amended to the address the provision of supportive and transitional housing options (Program 17).

e. Development and Planning Fees

The City charges various fees and assessments to cover the cost of processing permits and providing certain services and utilities. Table 33 summarizes the City's planning fee requirements for residential development.

Table 33: Planning Fee Schedule	
Development Process	Related Fee
Planning and Zoning	
Variance	\$750
Conditional Use Permit	\$5,000
Specific Plan	\$5,200
General Plan Amendment	\$3,300
Zone Reclassification	\$3,500
Zoning Ordinance Amendment	\$1,800
Site Development Plan	\$3,600
Subdivisions	
Lot Line Adjustment	\$2,200
Tentative Parcel Map	\$4,000 + \$25/lot
Tentative Subdivision Map	\$6,000 + \$70/lot
Planned Residential Development	\$6,200
Planned Unit Development	\$6,200
Certificate of Compliance	\$1,500
Extension Requests/Revisions	\$500
Miscellaneous Charges for Current Services	
Negative Declaration/Initial Study	\$4,650 + 250 per report
Mitigated Negative Declaration/Initial Study	\$4,650 + 250 per report
Environmental Impact Report (EIR)	\$10,000 deposit
Appeals (Public hearing)	\$900
Appeals (non-public hearing)	\$250
Major/Minor Change Determination	\$1,000
<i>Source: City of El Cajon, Department of Community Development, January 2011.</i>	

When compared to other agencies in the region, El Cajon's permitting fees are relatively low. El Cajon does not currently impose any development impact fees for a Dwelling Unit License fee on building permits for new residential development. This one-time fee ranges from \$188 per unit for apartments to \$300 for each single-family residence. The fee proceeds are designated for park land acquisition and park development. This fee is minimal and therefore does not impact the feasibility of a residential project.

Table 34 shows permit fees for a prototype home in El Cajon. Permit fees are based on a one-story, single-family detached residential dwelling unit with 2,500 square feet of living area and a 400-square-foot garage. The estimated construction cost for this prototype unit before permit fees is \$318,600, excluding land costs. The construction fees account for an additional sum of \$33,664, or approximately 10.5 percent of the estimated construction cost. When land costs are factored in, construction fees represent only a small portion of the overall cost of development.

Table 34: Construction and Fee Description - Single-Family Prototype (2012)

Fee Description	Cost
Plan Check & Inspection – Building & Fire Safety Division	\$4,891
Plan Check & Inspection – Planning Division	\$26
Plan Check & Inspection – Private Development Division	\$700
Plan Check & Inspection – Storm Water Division	\$250
Plan Check & Inspection – Fire Sprinkler System	\$509
Grading/Drainage Plan Review & Inspection	\$1,413
Public Improvement Review & Inspection	\$768
General Plan Maintenance Fee	\$135
Code Enforcement Fee	\$1,500
Sewer Connection Fee	\$3,472
Regional Transportation Fee	\$2,123
Dwelling Unit Construction License Tax	\$300
Scanning Fee	\$97
CBSC (California Building Standards Commission) Fee	\$13
SMI (Strong Motion Instrumentation) Fee	\$32
Water Meter Installation Fee	\$263
Water Capacity Fee	\$10,072
School Fee	\$7,100
Total	\$33,664

Source: City of El Cajon, Department of Community Development, May 2012.

Notes: 2,500 SF detached single-family dwelling with 400 SF detached garage. Estimated cost of construction: \$318,600.

Table 35 shows permit fees for a prototype multi-family development in El Cajon. The fees are based on a 24-unit apartment building with average 950 square-foot dwelling units and a 1,600-square-foot carport. The estimated construction cost for this prototype unit before permit fees is \$2,916,000. The construction fees total \$341,543, or \$14,231 per unit, lower than the per-unit fees for a single-family home. (Note that some fees are passed through to special districts and school districts.) This constitutes approximately 11.5 percent of the estimated construction cost, excluding land costs. When land costs are factored in, construction fees represent only a small portion of the overall development costs.

The City monitors all regulations, ordinances, departmental processing procedures, and residential fees to assess their impact on housing costs, and may offer HOME funds to off-set development fees for affordable and senior citizen housing projects.

Table 35: Construction and Fee Description - Multi-Family Prototype (2012)	
Fee Description	Cost
Plan Check & Inspection – Building & Fire Safety Division	\$60,720
Plan Check & Inspection – Planning Division	\$26
Plan Check & Inspection – Private Development Division	\$1,100
Plan Check & Inspection – Storm Water Division	\$300
Plan Check & Inspection – Fire Sprinkler System	\$12,216
Grading/Drainage Plan Review & Inspection	\$16,224
Public Improvement Review & Inspection	\$10,824
General Plan Maintenance Fee	\$135
Code Enforcement Fee	\$1,500
Sewer Connection Fee	\$83,382
Regional Transportation Fee	\$50,952
Dwelling Unit Construction License Tax	\$4,512
Scanning Fee	\$97
CBSC (California Building Standards Commission) Fee	\$120
SMI (Strong Motion Instrumentation) Fee	\$288
Water Meter Installation Fee	\$823
Water Capacity Fee	\$33,572
School Fee	\$64,752
Total Fees	\$341,543
Fees per Unit	\$14,231

Source: City of El Cajon, Department of Community Development, May 2012.

Notes: 24-unit apartment building (average 950 SF per unit) with 1,600 SF carport. Estimated cost of construction: \$2,916,000.

f. Building Codes and Enforcement

The City of El Cajon has adopted the 2010 edition of the California Building Code with minor local administrative amendments primarily related to fire sprinklers and roof coverings for enhanced fire protection. These local amendments are intended to enhance public health, safety and welfare. The limited scope of the local amendments would not result in a significant cost increase to housing construction or serve to constrain housing development. The Building and Fire Safety Division of the Community Development Department enforces the City's building codes.

g. Local Processing and Permit Procedures

The creation of new lots for new single-family development requires the processing of a Tentative Parcel Map (TPM) (if four lots or less) or a Tentative Subdivision Map (TSM) (five lots or more). The process in both involves a public hearing by the Planning Commission which

usually is held within six weeks of the submittal of a complete application.⁸ The Planning Commission decision, if approved, is forwarded to the City Council for a second public hearing within 30 days. The City Council makes the final decision and establishes the final conditions of approval. Compared to other California agencies, El Cajon processes entitlements and permits quickly.

Once a TPM or TSM is approved, a final parcel or subdivision map must be prepared and recorded before the new lots are considered suitable for construction. The processing of a final parcel or subdivision map is coordinated by the City Engineer. Depending upon the complexity of the parcel or subdivision map, the amount of time necessary to process a final parcel or subdivision map averages about nine months.

Once the map is recorded, a building permit must be issued before a single-family residence can be built. The building permit process requires review by the Planning and Building Divisions of the Department of Community Development, as well as the Public Works and Fire Departments. The average processing time is about two weeks.

The construction of apartments requires the approval of a Site Development Plan (SDP), which is a staff-administered process, to obtain comments from the Planning and Building & Fire Safety Divisions of the Department of Community Development, and the Public Works and Fire Departments, as well as comments from school districts, water districts and the power company. SDP review includes a 30-day process to arrive at a preliminary decision to approve, approve subject to conditions, or to deny. Once the SDP is approved, the applicant can submit plans for building permits, which on average takes about three weeks to process and issue.

The construction of new condominiums or other common interest subdivision or the conversion of existing residential development to condominiums requires the processing of a Planned Unit Development (PUD) and a TPM or TSM. Both the PUD and TPM or TSM are processed simultaneously as public hearing items before the Planning Commission and City Council as described above. The processing times for a PUD are consistent with those for a TPM or TSM as described above. The conversion of existing apartments to condominiums may require the upgrading of common area facilities and individual unit features depending upon their status at the time of conversion. Relocation assistance for existing residents who may be displaced may also be required.

Occasionally, the City uses the Specific Plan (SP) process to review residential developments. An SP application involves a public hearing by the Planning Commission and a second public hearing by the City Council. The process takes 11-18 weeks. Once an SP is approved, the conditions of approval must be satisfied before an ordinance is adopted. Once the Specific Plan ordinance is effective, building permits can be processed as described above.

⁸ This timeframe assumes that the project is exempt from CEQA. The timeframe for projects subject to CEQA is much longer but varies depending on scope and associated environmental issues. Approximately 90 percent of development projects proposed in El Cajon qualify for a CEQA exemption.

h. On- and Off-Site Improvements

Requirements for on- and off-site improvements vary depending on the presence of existing improvements, as well as the size and nature of the proposed development. In general, most residential areas in El Cajon are served with infrastructure. However, aging infrastructure continues to be an issue. The City continues to utilize a capital improvement plan to facilitate the upgrading of infrastructure and public facilities. Currently, the City does not impose any development impact fee for traffic, drainage, or other public facilities. However, the City may in the future consider impact fees and this would not be a constraint on housing, as it would normalize El Cajon as compared to other agencies and allow for getting infrastructure and public facilities to support the RHNA.

Developers are responsible for all on-site improvements, including parking, landscaping, open space development, walkways, drainage, and all utility connections. Projects must be designed to minimize water quality impacts consistent with Low Impact Development (LID) principles. LID measures minimize or eliminate pollutants in storm water through natural processes by maintaining pre-development hydrologic characteristics, such as flow patterns, surface retention, and recharge rates. Implementation of LID measures can be costly and potentially constrain residential development.

In addition, new subdivisions are required to underground all utility lines. Public street widths are specified in the El Cajon Public Works Improvement Manual. This document establishes street classifications, right-of-way widths, and improvement standards. For a typical residential street, the standard is 36 feet of paved roadway within a 56-foot right of way.

i. State Tax Policies and Regulations

Proposition 13

Proposition 13, a voter initiative that limits increases in property taxes except when there is a transfer of ownership, may have increased the cost of housing. The initiative forced local governments to pass on more of the costs of housing development to new home owners. The law also increased the initial cost of purchasing a home as future tax savings are imputed into the purchase price.

Article 34 of the California Constitution

Article 34 requires that low-rent housing projects developed, constructed, or acquired in any manner by any State or public agency, including cities, receive voter approval. There are costs associated with the process and with the uncertainty and delay caused by the process. At this time, the City has voter approval for senior housing projects only.

Federal and State Environmental Protection Regulations

Federal and state regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs resulting from the environmental review process are also added to the cost of housing and are passed on to the consumer. These costs

include fees charged by local government and private consultants needed to complete the environmental analysis, and from delays caused by the mandated public review periods. However, the presence of these regulations helps preserve the environment and ensure environmental safety to the El Cajon residents.

Local Tax Policies

El Cajon voters have authorized two separate local sales tax increase to fund public services and facilities since 2004. More than two-thirds of El Cajon voters supported Proposition O to add a half-cent to local sales tax in 2004. Voters narrowly approved Proposition P in 2008, which authorized an additional half-cent sales tax increase. Only 52 percent of city voters approved this second sales tax increase. Waning public support for potential further tax increases to support critical services and facilities may force the City to place a larger burden for new construction on future developers.

j. Governmental Funding

The City of El Cajon utilizes a variety of funding sources to preserve, improve, and expand the City's affordable housing inventory.

City Funding Sources

The City of El Cajon receives/manages various funding sources to support affordable housing production and to improve existing housing for lower and moderate income households. Those funding sources typically include: CDBG, HOME, CalHome, and Redevelopment Low and Moderate-Income Housing Funds (LMIHF). Housing Programs currently offered through the City and their sources include: Mobile-Home Rehabilitation (CDBG); Single-Family Rehabilitation Program (HOME); and First-Time Homebuyer Program (HOME and LMIHF). Each source has had severe funding reductions or in the case of redevelopment, has been eliminated through the passing of ABx1 26 by Governor Brown on June 28, 2011. These reductions and/or the dissolution of redevelopment agencies have placed severe constraints on the City's ability to provide for the production, rehabilitation and/or preservation of affordable housing.

City staff will have to work diligently to protect and preserve its existing loan portfolio in order to recapture and re-assist eligible program households and maintain or increase affordable housing units. City staff will soon undergo a housing strategy for the El Cajon Housing Authority, its purpose, role and mission and likely seek out other funding sources to offset the constraints with current funding sources outlined below.

CDBG: The City utilizes CDBG funds to rehabilitate aging mobile-homes for low-income households living in approved mobile-home parks, including senior parks that maintain compliance with building code standards. Elimination of lead-based paint and other hazards are typically required, except in senior only parks, as part of the program as well. However since FY2010-11, CDBG funding to the City has dropped by 26 percent and funding for mobile-home rehabilitation is competing with city-wide capital projects that benefit a greater number of lower and moderate income households. The reduction of funding and competition with other

projects and programs creates an additional constraint in ensure the improvement of existing housing stock for lower income households.

HOME: The City utilizes HOME funds to rehabilitate aging single-family residences to bring the property up to not only Housing Quality Standards, but current Building Code standards as well. Borrowers must be lower income, have sufficient equity, and utilize City-approved licensed contractors. Lead based paint hazards are identified and abated in each unit as part of the program as well. However, since FY2010-11, funding for the HOME program has been reduced by 55 percent. In addition, the housing bubble and subsequent economic crisis have created negative-equity situations where applicants have insufficient equity to apply for City assistance. This negative equity situation, along with the HOME reduction in funding, and the typical cost of a single-family rehabilitation loan of approximately \$100,000, prevent the City from assisting even a meager number of lower income households from rehabilitating their aging single-family homes.

In addition, HOME funds are utilized to assist lower income households with down-payment and closing costs assistance to purchase single-family or condominium homes in the City. Based on current rates and terms, the average gap or subsidy required for a family of four is approximately \$40,060 to purchase a three-bedroom unit paying approximately 35 percent of monthly gross income. If these funds are leveraged with LMIHF, the gap/subsidy required increases to approximately \$154,300 due to affordable housing cost requirements.

Redevelopment Low and Moderate-Income Housing Fund (LMIHF): With the passage of ABx1 26 (the “Dissolution Bill”) by Governor Brown on June 28, 2011, and subsequent dissolution date of all redevelopment agencies on February 1, 2012, production, substantial rehabilitation, and preservation of affordable housing units with LMIHF’s ended unless an “enforceable obligation” was already in place or outstanding loan funds are returned.

In the past, LMIHF monies have been utilized for the acquisition, demolition and redevelopment of blighted properties for: new multi-family and single-family housing; preservation of at-risk housing; acquisition and substantial rehabilitation of single and multi-family housing units; rehabilitation of single-family housing; and first-time homebuyer assistance. With the dissolution of the El Cajon Redevelopment Agency (Agency), the El Cajon Housing Authority accepted the LMIHF housing functions and assets of the former Agency) and will continue to monitor and recycle outstanding loans that are repaid or recaptured upon sale, rental, refinance, or transferred. These monies will be utilized under newer programs identified by the Housing Authority for the production, improvement and preservation of affordable housing.

The dissolution of the Agency is a major constraint to the production and preservation of affordable housing for the City. As the result of the dissolution, the immediate estimated loss in LMIHF is approximately \$3.4 million as of February 1, 2012. Each year thereafter, approximately \$3 million in affordable housing funds will be lost. Staff must seek out other funding sources mentioned above through the strategic planning process; otherwise continued production of affordable housing units in El Cajon will stall at the City level.

Other Grant and Public Funds

The City periodically applies for, or participates in, a variety of other grant or public funding sources to ensure adequate and affordable housing production. Funding is limited, typically subject to a competitive application process or subject to Federal or State funding allocations. Some of those programs that the City and/or Housing Authority may seek or continue participation include:

CalHome: The City received an allocation of CalHome Funds in 2005 that can be utilized to re-assist new lower income households upon sale, rental, refinance, or transfer. CalHome funds are subject to State of California funding allocations, an application and competitive award processes. Limited funding and competitive interest places a constraint the availability of other public funding, as Federal and redevelopment sources dwindle or are eliminated.

Mortgage Credit Certificates (MCC): The Mortgage Credit Certificate Program, authorized by Congress in the Deficit Reduction Act of 1984, is an alternative to mortgage revenue bond-backed financing as a means of providing financial assistance for the purchase of single-family housing. In 1985, the State adopted legislation authorizing local bond-issuing agencies to make Mortgage Credit Certificates (MCCs) available in California. The MCC Program is an IRS tax credit issued to homebuyers by the County of San Diego equal to 20 percent of the first mortgage interest, which increases affordability by increasing net earnings by the credit. MCC's are subject to annual funding allocations to each jurisdiction by the California Debt Limit Allocation Committee and are committed on a first come-first serve basis. The limited allocations and high interest creates a restraint on the number and availability to assist a large number of lower and moderate income households in El Cajon.

Other Governmental Funding Sources

Other governmental funding sources include those outside the control of the City of El Cajon, but eligible for application by lower and moderate income households within the City. Those funding sources include: FHA, CalHFA, Making Home Affordable programs, and other Federal/State mortgage resources. The housing bubble, subsequent economic crisis, and current budget issues at the federal and State of California level places tremendous constraints on buyers in El Cajon due to reductions in funding levels and/or increases in stringent underwriting criteria, especially for condominiums which are typically affordable to lower income households.

Given the City's built out character, condominiums offer an affordable ownership housing option in the City of El Cajon. However, Fannie Mae (FNMA) condominium lending regulations adopted in January 2009 have an onerous impact on condominium sales and project development. Some of the requirements include:

- For new construction and newly converted condo developments, 70 percent of the units must be pre-sold (closed or under contract), an increase from the previous requirement of 51 percent.
- No more than 15 percent of the condo project units can be more than 30 days delinquent on condo fees.

- Fidelity insurance will be required for condos with 20 or more units, ensuring that homeowner association funds are protected.
- Borrowers must obtain a condo unit owners insurance policy unless the master policy provides interior unit coverage; coverage may not be less than 20 percent of the assessed value.
- No more than 10 percent of a project can be owned by a single entity.
- No more than 20 percent of a project can consist of non-residential space, impacting mixed-use commercial-residential use projects.
- The homeowners association must have at least 10 percent of its budgeted income designated for replacement reserves and adequate funds budgeted for the insurance deductible.

The revised guidelines have negatively affected buyers' ability to obtain conventional loans for either a new or established condo if the project does not conform. Most notably, the changes have dramatically affected new developments, especially in hard hit areas such as California.

C. Availability of Public Services and Facilities and Environmental Constraints

1. Availability of Public Services and Facilities

As a highly urbanized community, public services and facilities are available to facilitate development throughout the City. All of the residentially designated land in El Cajon is served with sewer and water lines, streets, storm drains, and other infrastructure and utilities.

The Helix Water District and Padre Dam Municipal Water District provide potable water in the City. Wastewater is collected and transmitted to the San Diego Metropolitan Sewer District for treatment. State law requires that water and sewer providers develop written policies that grant priority to proposed development that includes housing affordable to lower income households. The legislation also prohibits water providers from denying or conditioning the approval of development that includes housing affordable to lower income households, unless specific written findings are made. The City will provide a copy of the adopted Housing Element to the Helix Water District, Padre Dam Municipal Water District, and the San Diego Metropolitan Sewer District within 30 days of adoption. The City will coordinate with these providers to ensure priority service provision to affordable housing developments.

2. Environmental Constraints

The identified sites for future residential development are located in urbanized areas of the City; most sites have been previously developed and are not subject to significant environmental constraints. Individual sites may have hazardous materials that require cleanup efforts depending on prior uses. Portions of the very low density residential areas in the City are constrained by topography and may be subject to wildfires.

Section 5: Housing Resources

Resources that are available for the development, rehabilitation, and preservation of housing in the City of El Cajon are discussed in this section. The analysis demonstrates the City's ability to satisfy its share of the region's future housing need, and identifies administrative resources available to support housing activities and facilitate implementation of City housing policies and programs. Opportunities for energy conservation are also explored.

A.Future Housing Needs

State law requires each community to play a role in meeting the region's housing needs. Specifically, a jurisdiction must demonstrate in the Housing Element that its land inventory is adequate to accommodate its share of the region's projected growth. This section assesses the adequacy of El Cajon's land inventory in meeting future housing needs.

1. RHNA Requirement

The Regional Housing Needs Allocation (RHNA) developed and adopted by the San Diego Association of Governments (SANDAG) covers an eleven-year growth projection and planning period (January 1, 2010 through December 31, 2020). The RHNA assigns a housing production to each jurisdiction in the region. El Cajon's share of the regional housing need for the 2010-2020 period is allocated by SANDAG based on factors such as recent growth trends, income distribution, and capacity for future growth. El Cajon must identify adequate land with appropriate zoning and development standards to accommodate its allocation of the regional housing need.

According to the RHNA, El Cajon's share of regional future housing needs is a total of 5,805 new units between January 1, 2010 and December 31, 2020. This allocation is distributed into different income categories, as shown below in Table 36. The RHNA includes a fair share adjustment which allocates future (construction) need by each income category in a way that meets the State mandate to reduce over-concentration of lower income households in historically lower income communities or areas within the region.

Table 36: Housing Needs for 2010-2020

Income Category (% of County AMI)	Number of Units	Percent
Extremely Low (30% or less)*	724	12.5%
Very Low (31 to 50%)	724	12.5%
Low (51 to 80%)	1,101	18.9%
Moderate (81% to 120%)	1,019	17.6%
Above Moderate (Over 120%)	2,237	38.5%
Total	5,805	100.0%

Source: Final Regional Housing Needs Allocation, SANDAG, 2011.

AMI = Area Median Income

Note: * The City has a RHNA allocation of 1,448 very low income units (inclusive of extremely low income units). Pursuant to State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. According to the CHAS data developed by HUD, 32.5% of City households earned less than 50 percent of the AMI. Among these households, 54.0 percent earned incomes below 30% (extremely low). Therefore the City's RHNA allocation of 1,448 very low income units may be split into 724 extremely low and 724 very low income units. However, for purposes of identifying adequate sites for the RHNA allocation, State law does not mandate the separate accounting for the extremely low income category.

2. Credits toward RHNA

The RHNA is an 11-year planning goal. Housing units built, under construction, or approved from January 1, 2010 onward can be credited towards meeting the City's RHNA. These units can be subtracted from the City's share of regional housing needs. The City must demonstrate in this Housing Element its ability to meet the remaining housing needs, through the provision of sites, after subtracting units under construction or anticipated (Table 37).

Table 37: Remaining 2010-2020 Share of Regional Housing Needs

Income/ Affordability Category	RHNA	Units Built	Units Under Construction	Units Approved	Remaining RHNA
Extremely Low/ Very Low	1,448	0	49	0	1,399
Low	1,101	9	0	0	1,092
Moderate	1,019	7	0	0	1,012
Above Moderate	2,237	25	0	85	2,127
Total	5,805	41	49	85	5,630

a. Units Built

Since the RHNA uses January 1, 2010 as the baseline for growth projections for the Housing Element planning period of 2013-2020, jurisdictions may count new units built or issued certificates of occupancy since January 1, 2010 toward the RHNA.

Housing construction in the City has slowed significantly in recent years. Based on the City's building permit records, a total of 41 units have been constructed since January 1, 2010. Of these units, nine are deed-restricted as housing affordable to low income households and seven are deed-restricted as housing affordable to moderate income households (Table 37). These

affordable units are part of the City's affordable ownership housing project on Birchwood Lane. As of the writing of this Housing Element, 18 units have been completed and sold to very-low and moderate income households. The remaining eight units have been completed and will be sold as unrestricted to all income levels.

b. Units under Construction

A total of 49 dwelling units within the City were under construction as of May 2012. The Chambers Senior Residences "SolTerra" housing project at Linda Way and Chambers Street in El Cajon broke ground in April 2012. This project will provide affordable and sustainable residences for very low income seniors. The development will offer 49 homes and is located at 131 and 155 Chambers Street. Overall, this project achieved a density of 59 units per acre on a 0.83-acre site.



The residences will also offer on-site management, a computer lounge, gated and covered parking, and a community room. Daily shuttle and flex car are also options available to residents who choose to live a car-free lifestyle. SolTerra, a mixed-use development, will also offer its residents the convenience of on-site businesses and retailers. The project is expected to be completed April 2013.

c. Units Planned or Approved

As of December 2012, 85 housing units have been planned or approved for development. The following projects have tentative subdivision maps filed with the City, but no building permits issued as of yet.

Table 38: Entitled Housing Projects			
Project	Remaining Units to be Built	Tentative Subdivision Map No.	Parcels
Rockhaven Ranch	6	542	508-240-17 508-240-19 through 22 508-240-24
McNeil Ranch	16	488	511-240-40 through 45 511-240-47 through 56
El Jardin	5	510	497-08-59 through 63
Magnolia Villas	48	502	488-420-01 through 41 488-421-01 through 07
Emerald Verde	6	529	492-580-63 through 68
1040 Bostonia	4	630	484-231-08 484-231-09
Rancho Terrace Ct.	7	648	TBD

Table 38: Entitled Housing Projects			
Project	Remaining Units to be Built	Tentative Subdivision Map No.	Parcels
Mahalo Ct.	8	654	TBD
Oakdale Estates	8	654	Not yet assigned. Final map approved 1-8-2013
Total	85	--	--

d. Remaining RHNA

After accounting for units built, under construction and approved since January 1, 2010, a remaining need of 5,630 units exists, including 1,399 very low income, 1,092 low income, and 1,012 moderate income units. The City must demonstrate the availability of sites with appropriate zoning and development standards that can facilitate and encourage the development of such units by December 31, 2020.

B. Residential Sites Inventory

Density and Affordability

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the regional growth. The City is committed to identifying sites at appropriate densities as required by law. The State, through AB 2348, has established "default" density standards for local jurisdictions. State law assumes that a density standard of 30 units per acre for suburban jurisdictions, such as El Cajon, is adequate to facilitate the production of housing affordable to lower income households.

Currently, the highest multi-family residential zoning in the City is RM-1500, allowing development at a density of up to 29 units per acre. Most of the City's existing affordable rental housing projects were developed on RM-1500 properties. As part of the City's efforts in providing adequate sites for the RHNA, the City will be amending the Zoning Code to change the current RM-1500 zone to RM-1450, allowing up to 30 units per acre.

Therefore, in estimating potential units by income range, it is assumed that:

- A density of 0 to 10 units per acre (primarily for single-family homes) is assumed to facilitate housing in the above moderate income category;
- A density of 10.1 to 29 units per acre (primarily for medium density multi-family developments) is assumed to facilitate housing in the moderate income category; and
- A density of 30 or more units per acre (primarily for higher density multi-family developments) is assumed to facilitate housing in the very low and low income category.

Methodology

Given the built out character of the City, this RHNA allocation represents a significant challenge to the City of El Cajon. To identify adequate sites to accommodate this significant RHNA, the City has developed a strategy that involves various approaches that are reasonable and appropriate for the community.

Development of the sites inventory began with a series of GIS analyses to identify vacant and underutilized sites throughout the City. Specifically, GIS data from SANDAG and County Assessor's Office were used. Vacant and underutilized properties were identified using the following steps and criteria:

- Improvement-to-land value ratio less than 1.0, indicating the improvements on site are worth less than the land and therefore, conducive to recycling to higher intensity uses. Google aerial and street-level photos were reviewed to assess the condition of existing structures and building footprints versus surface parking areas. Field surveys were conducted to confirm the condition of the building structure (deferred maintenance or structural problems), level of occupancy (occupied, for lease, or abandoned), and existing uses. Properties that appear to house viable uses or with new construction are removed from the sites inventory.
- Underutilized sites are those that can accommodate three times the number of existing units on site. Any property that cannot result in tripling the existing number of units (unless with potential for lot consolidation with adjacent properties) is removed from the sites inventory.
- Apartments and condominium structures are automatically removed from the sites inventory except in a couple of instances where field surveys and staff knowledge of specific properties confirm the feasibility of recycling.
- Additional parcels are added or removed based on interests expressed by developers and/or owners' intents.

City staff then reviewed the inventory of vacant and underutilized sites and proposed a series of land use policy changes to facilitate a range of housing options to accommodate the RHNA. The following sections outline the City's approach to meeting its RHNA.

1. Downtown El Cajon Specific Plan 182 (SP 182)

a. Existing Conditions and Recycling Trends

The purpose of SP 182 is to implement the recommendations of the Downtown Master Design Plan adopted by the City on November 24, 1992. The project area is located in Downtown El Cajon and centered around the City's existing civic center and its historic main street area. This area is primarily developed with low-intensity uses. Many properties are underutilized, with outdated improvements to remain competitive in the current market.

Revitalization of this Downtown area has been the major focus of the City, the former Redevelopment Agency, and the former El Cajon Community Development Corporation (CDC). Until the economic recession that began in 2006, the Downtown area saw significant

increases in new businesses and jobs. The City has also invested public funds for capital investment projects. Private reinvestment was also active. Other improvements included increased lease rates, decreased crime rates, and increased number of visitors. All these trends pointed to a market that was conducive to recycling of underutilized sites to higher intensity uses. The City anticipates the Downtown area remains one of the most prospective areas for future residential growth in El Cajon once the housing market bounces back from the recession.

Recycling activities that have included residential uses include:

- At the southwest corner of Main Street and Magnolia Avenue, 28 detached townhomes and mixed commercial uses were developed on properties that were formerly occupied by a variety of nonperforming retail uses.
- A townhome development of 103 units has been approved and partially completed on a city block at Park Avenue and Ballantyne Street acquired by the City and former Redevelopment Agency. This site was formerly occupied by a variety of nonperforming commercial uses.
- The 49-unit Chambers Senior Residences “SolTerra” at Linda Way and Chambers is under construction on properties that were formerly developed with underutilized residential uses.

b. Development Potential

Currently, mixed use development is allowed in SP 182 via a CUP. No maximum density has been established for mixed use development. Residential development pursuant to the underlying zoning is permitted by right with increased densities permitted via a CUP.

In estimating development potential in the Downtown area, the City identified 67 acres of primarily underutilized land where recycling to high intensity development is feasible and appropriate. Existing uses include parking lots, vacant retail and office buildings, outdated office/retail uses, single-family homes, and auto-related uses. A handful of vacant lots scattered throughout the area.

Among the 67 acres identified, 39.3 acres will continue to offer opportunities for mixed use development. As no maximum densities are specified for parcels in SP 182, for the purposes of calculating residential capacity in this Housing Element, a maximum density of 40 units per acre and an average density of 32 units per acre are used to develop a conservative estimate of potential capacity. This density level is consistent with the downtown character and transit-oriented development trend in the region. Transit-oriented development in the neighboring jurisdiction – La Mesa – achieved a 60-unit per acre density. The 49-unit Chambers Senior Residences with 2,000 square feet of commercial/retail space achieved a density of 59 units per acre. Based on an average density of 32 units per acre, vacant and underutilized mixed use properties in SP 182 can potentially accommodate 1,124 new units.

In addition, the City has identified 27.6 acres of underutilized properties in SP 182 where recycling to high density residential is appropriate. Program 1 in the Housing Plan section

proposes to amend SP 182 to allow High Density Residential at 40 units per acre on these sites. These properties can accommodate 739 new units based on an average density of 32 units per acre. Table 39 provides a summary of the development potential in SP 182. A detailed sites inventory is included in Appendix C.

Table 39: Development Potential in SP 182					
Income/ Affordability	Existing GP	Existing Zoning	Total Acres	Maximum Units (@ 40 du/ac)	Net Potential Units¹ (@32 du/ac)
Mixed Use					
Lower Income (30+ du/ac)	SDA9-11, HR, GC, LI	C-G, C-M, C-R, O-P RS-6, RM-2200	39.26	1,515	1,124
To be Rezoned to High Density Residential (40 du/ac)					
Lower Income (30+ du/ac)	SDA9, O/NR, GC, LMR, HR	C-G, C-N, O-P, P, RM-2200	27.62	1,101	739
Total in SP 182			66.88	2,616	1,863

Note:

1. Net Potential Units takes into account existing units on site and assumes development at 80 percent of the maximum allowable density.

2. Westfield Parkway Plaza: Specific Plan No. 19

Specific Plan No. 19 is comprised of the Westfield Parkway Regional Mall located between the Interstate 8 and Fletcher Parkway. This regional mall site encompasses approximately 75 acres. This older mall reflects the typical configuration of standalone buildings amongst vast areas of surface parking. SP No. 19 is zoned C-R, which only allows a caretaker unit at the site. Surface parking occupies approximately one-third of this site or 27.53 acres.

SANDAG's Smart Growth Concept Map indicates that the shopping center is a planned/existing Community Center. The Regional Comprehensive Plan (RCP) also indicates that Community Centers have a land use intensity target of 45+ average units per net acre within a one-quarter mile of a transit station. Program 1 in the Housing Plan section proposes to amend SP No. 19 to allow High Density residential at 45 units per acre. For purposes of this analysis, only the surface parking portion of the site is used.

Table 40: Development Potential in SP No. 19					
Income/ Affordability	Existing GP/Zoning	Proposed GP/Zoning	Total Acres	Maximum Units (@ 45 du/ac)	Potential Units¹ (@36 du/ac)
Lower Income (30+ du/ac)	RC, SDA8/C- R	RC, SDA 8/C-R	27.53	1,239	991
Total in SP No. 19			27.53	1,239	991

Note:

1. Potential Units assumes development at 80 percent of the maximum allowable density.

3. Grossmont Community College

The Grossmont Community College owns large pieces of vacant properties with residential capacity. At least 20 acres of the campus properties are zoned RS-6 that can accommodate student and staff housing in the future.

Table 41: Development Potential at Grossmont Community College					
Income/ Affordability	Existing GP	Existing Zoning	Total Acres	Maximum Units (@ 7.2 du/ac)	Potential Units ¹ (@ 5.8 du/ac)
Lower Income (30+ du/ac)	JC	RS-6	20.00	145	116
Total at Grossmont			20.00	145	116

Note:

1. Potential Units assumes development at 80 percent of the maximum allowable density.

4. Vacant and Underutilized Residential Sites Citywide (Outside of SP 182)

Outside of the City's Downtown, most of the City's vacant and underutilized residential sites are zoned for low to medium density residential uses. Some are large properties that can be subdivided and accommodate additional units. When small vacant residential properties are identified, one unit per legally created lot is assumed in the sites inventory. Based on the allowable density and effective yield, the 151 vacant and underutilized residential sites in the City can accommodate 587 units (Table 42). Specifically, 331 units can be accommodated on low density residential sites, affordable primarily to above moderate income households. Another 256 units can be accommodated on medium density residential sites that are considered feasible to facilitate moderate income housing.

Table 42: Vacant and Underutilized Residential Sites Citywide

Income/ Affordability	Existing GP	Existing Zoning	Total Acres	Maximum Units		Net Potential Units	
				Maximum Density ¹	Units	Effective Density Yielded ²	Units
Above Moderate Income (≤10 du/ac)	SD 7/GP ³	C-G	13.04	10.0	130	8	104
	OS	O-S-H	22.20	10.0	22	8	17
	LR, MR	PRD-Low	9.07	10.0	65	4.5	41
	LR	RM-6000	5.42	7.2	38	2.2	12
	LR, MR	RS-6	18.32	7.2	134	7.3	61
	LR	RS-9	20.78	4.8	102	2.6	53
	LR, LLR	RS-14	4.34	3.1	15	1.8	8
	LR, LLR	RS-20	17.98	2.1	39	1.7	30
	LLR, OS	RS-40	5.2	1.0	5	1.0	5
Subtotal:			116.35	---	550	---	331
Moderate Income (10-29 du/ac)	LR, MR, LMR, HR	RM-2200	9.12	19.8	171	6.3	57
	LR, MR, LMR	RM-2500	2.20	17.4	35	10.9	24
	MR, LMR	PRD-Low PRD-Low-Med	9.40	16.5	156	12.8	120
	LR, MR	RM-4300	7.07	10.1	71	7.2	51
Subtotal:			27.79	--	433	--	252
Lower Income (30+ du/ac)	HR	RM-1500	0.23	30.0	7	17.4	4
Subtotal:			0.23	30.0	7	17.4	4
Total			144.37	--	990	--	587

Notes:

1. Maximum Density is based on allowable density per Zoning Code.
2. Effective Density Yielded is based on the overall yield in the zone/district, taking into account the following: a) subtracting existing units; b) assuming only development up to 80 percent of allowable density on individual lots; and c) assigning one unit per legally created lot for small lots.
3. SP7 is implemented by Specific Plan No. 438, which allows residential developments up to 10 units per acre.

5. Other Areas to be Rezoned (Outside of SP No. 182)

a. Vacant and Underutilized Residential Sites to be Upzoned to Achieve General Plan Consistency

Throughout the City, certain parcels have zoning designations that are not consistent with the General Plan Land Use Map, primarily at lower densities than allowed under the General Plan. As part of this Housing Element update effort, the City proposes to upzone these properties to align with the General Plan. This effort is anticipated to yield 206 additional units in the City. Program 1 in the Housing Plan section of this Housing Element outlines the timeline for achieving this rezoning.

Table 43: Residential Sites to be Upzoned to Achieve General Plan Consistency

Income/ Affordability	Existing Zoning	Proposed Zoning	Total Acres	Rezoned Maximum Units		Rezoned Net Potential Units	
				Maximum Density ¹	Units	Effective Density Yielded ²	Units
Above Moderate Income (≤10 du/ac)	RS-20, RS-40	RS-6, RS-20	11.84	7.2/2.1	43	2.6	31
	RS-6, RS-9, RS-20	RS-6	11.50	7.2	78	4.3	50
	Subtotal:		23.34	--	121	--	81
Moderate Income (10-29 du/ac)	RS-9	PRD-Low-Med	1.01	18.0	18	13.0	13
	RS-6, RM-4300	RM-2200	8.55	19.8	144	10.6	91
	RS-6	RM-2500	1.32	17.4	21	10.6	14
	Subtotal:		10.88	--	183	--	118
Lower Income (30+ du/ac)	P	RM-1500	0.35	30.0	9	20.0	7
	Subtotal:		0.35	--	9	--	7
Total			34.57	--	313		206

Notes:

1. Maximum Density is based on allowable density per Zoning Code.
2. Effective Density Yielded is based on the overall yield in the zone/district, taking into account the following: a) subtracting existing units; b) assuming only development up to 80 percent of allowable density on individual lots; and c) assigning one unit per legally created lot for small lots.

b. Vacant and Underutilized Nonresidential Sites to be Rezoned Mixed Use

The City has underutilized office/commercial properties that are outdated and nonperforming. The age of these structures makes renovation/rehabilitation to accommodate modern uses or to meet current building codes costly. Included in this category of potential sites is the Town and Country Shopping Center, which has a significant portion of the site being used as surface parking. Throughout California, many communities have successfully transformed outdated shopping centers into urbanized mixed use centers by infilling the surface parking or unused “airspace” with residential/mixed use developments and replacing surface parking with parking structures. Another key site for rezoning to Mixed Use is the Arnele Transit Center site, where the existing uses are primarily older industrial uses. Surface parking lots at the Trolley Station also offer excellent potential for transit-oriented mixed use developments in the community.

To facilitate the reuse of underutilized properties, the City proposes to create two categories of Mixed Use – MU (30 du/ac) and MU (60 du/ac). Rezoning and/or General Plan Amendment will be required to implement mixed use on these properties. Overall, new Mixed Use properties in the City could potentially accommodate 1,580 units at build out. Program 1 in the Housing Plan outlines the City’s timeline for rezoning and General Plan Amendment.

Table 44: Nonresidential Sites to be Rezoned to Mixed Use

Income/ Affordability	Existing GP/Zoning	Proposed GP/Zoning	Total Acres	Rezoned Maximum Units		Rezoned Potential Units	
				Maximum Density	Units	Average Density ¹	Units
Rezoning Required							
Lower Income (30+ du/ac)	GC/C-G	GC/M-U (30 du/ac)	7.28	30	210	24	166
	NC/C-N	NC/M-U (30 du/ac)	13.64	30	404	24	322
	O-NR/O-P	O-NR/M-U (30 du/ac)	9.15	30	249	24	191
	GC/C-G	GC/M-U (60 du/ac)	3.24	60	192	48	154
	Subtotal:		33.31	--	1,055	--	833
General Plan Amendment and Rezoning Required							
Lower Income (30+ du/ac)	LI, PI/ C-M, M	GC/M-U (60 du/ac)	11.40	60	678	48	541
	PI/M	GC/M-U (60 du/ac)	4.30	60	256	48	206
	Subtotal:		15.70	--	934	--	747
Total			49.01	--	1,989		1,580

Note:

1. Average density is assumed at 80 percent of the maximum allowable density.

c. Vacant and Underutilized Residential Sites to be Rezoned High Density Residential

Portions of the City, primarily located between El Cajon Boulevard and Main Street, are currently developed with older single-family homes and multi-family housing at low to low-medium densities (averaging at a density of 10 units per acre). These areas are located immediately outside the Downtown area, abutting commercial uses. The City proposes to create a new High Density Residential zone to allow multi-family housing up to 60 units per acre. Recycling of these older residential areas is anticipated to yield an additional 937 units. Implementation of this zone requires both a General Plan Amendment and Zone change. Program 1 in the Housing Plan outlines the City's timeline for rezoning and General Plan Amendment.

Table 45: Low Density Residential Sites to be Rezoned to High Density Residential

Income/ Affordability	Existing GP/Zoning	Proposed GP/Zoning	Total Acres	Rezoned Maximum Units		Rezoned Net Potential Units	
				Maximum Density	Units	Effective Density Yielded ¹	Units
Lower Income (30+ du/ac)	LMR/RM- 2000, RM- 4300	HR/RM-HR (60 du/ac)	25.12	60	1,494	37.4	937
Total			25.12	--	1,494	--	937

Note:

1. Effective Density Yielded is based on the overall yield in the zone/district, taking into account the following: a) subtracting existing units; and b) assuming only development up to 80 percent of allowable density on individual lots.

d. Housing Overlay Zone

The City has identified a number of vacant and underutilized properties, primarily along commercial corridors, that due to their neighboring uses, may be appropriate to recycle to higher density residential uses. The City proposes to introduce a new mechanism – Housing Overlay Zone – to allow property owners/developer to redevelop these sites into residential uses as an option. The Housing Overlay Zone is proposed to cover approximately 63 acres of underperforming commercial and residential areas and may potentially support up to 1,363 additional units.

Table 46: Housing Overlay Zone

Income/ Affordability	Existing GP/Zoning	Proposed GP/Zoning	Total Acres	Rezoned Maximum Units		Rezoned Net Potential Units	
				Maximum Density ¹	Units	Average Density ¹	Units
Moderate Income (10-28 du/ac)	GC, O-NR/ C-G, OP	GC, O-NR/ RS -2200	13.43	19.8	262	15.8	207
Lower Income (30+ du/ac)	GC, O-NR/C-G	GC, O-NR/ RS -1500	49.88	30.0	1,487	24.0	1,156
Total			63.31	--	1,734	--	1,363

Note:

1. Average density is assumed at 80 percent of the maximum allowable density.

C. Adequacy of Sites Inventory

The large RHNA allocation for the City of El Cajon presents a significant challenge to the City, especially in the current depressed market conditions where development interests are limited. To accommodate the remaining RHNA of 5,630 units, the City developed a multi-tier land use strategy, involving rezoning and upzoning based on market feasibility and compatibility with surrounding uses.

Overall, future residential development will occur as higher density residential developments. At buildout, this land use strategy can accommodate 7,643 additional units (including more than 6,500 units being accommodated on high-density residential or mixed use sites). However, not all mixed use sites are expected to be developed with a residential component. Assuming 50 percent of the mixed use sites to be developed with a residential component, the overall capacity is estimated at 6,291 units, adequate to meet the City's remaining RHNA of 5,630 units (see Table 47).

It is the City's intent to preserve the single-family neighborhoods and offer affordable homeownership opportunities to residents. Therefore, few existing single-family residential properties have been identified for rezoning/upzoning. Affordable homeownership opportunities will likely be accommodated in the form of townhomes and condominiums.

As discussed earlier and summarized in Table 47, the City's RHNA strategy involving rezoning and upzoning of properties as outlined in previous sections and summarized in Figure 13.

Rezoning and upzoning will occur within three years of the Housing Element adoption. Without rezoning, the City's sites inventory would offer a capacity for only 1,827 units, resulting in a RHNA deficit of 3,803 units. State law specifies that if rezoning/upzoning is required to accommodate the RHNA, only half of the RHNA shortfall in the lower income category can come from mixed use developments. The other half of the lower income RHNA shortfall must be accommodated in high-density residential zones. As shown in Table 48, the majority of the sites identified for rezoning/upzoning are for residential-only sites.

Table 47: Adequacy of Sites Inventory					
	Maximum Density	Potential Unit Capacity¹			
		Lower	Moderate	Above Moderate	Total
Remaining RHNA	---	2,491	1,012	2,127	5,630
Summary of Sites Available					
Residential Only Sites	---	3,834	577	528	4,939
Mixed Use Sites	---	2,704	0	0	2,704
50% of Mixed Use Capacity	---	1,352	0	0	1,352
Total Capacity	---	6,538	577	528	7,643
Total Capacity (Assumes 50% MU Sites)	---	5,186	577	528	6,291
Details of Sites Available					
Downtown El Cajon SP 182					
Mixed Use	40 du/ac	1,124	0	0	1,124
To be Rezoned to High Density Residential	40 du/ac	739	0	0	739
Specific Plan No. 19	45 du/ac	991	0	0	991
Grossmont Community College	7.2 du/ac	0	0	116	116
Citywide Residential Sites					
RS, PRD-Low, RM-6000, O-S-H, C-G	10 du/ac	0	0	331	331
RM, PRD-Low, PRD-Low-Med	19.8 du/ac	0	252	0	252
HR	30 du/ac	4	0	0	4
To be Rezoned to Achieve GP Consistency					
RS	7.2 du/ac	0	0	81	81
RM -2200, RM-2500, PRD-Low-Med	19.8 du/ac	0	118	0	118
RM-1500	30 du/ac	7	0	0	7
To be Rezoned Mixed Use					
M-U	30 du/ac	679	0	0	679
M-U	60 du/ac	901	0	0	901
To be Rezoned High Density Residential					
RM-HR	60 du/ac	937	0	0	937
Housing Overlay Zone					
Various Commercial/Office Sites	19.8 du/ac	0	207	0	207
Various Commercial/Office Sites	30 du/ac	1,156	0	0	1,156

Note:

1. Excess capacity in the lower income category can be used to fulfill the RHNA obligations for moderate and above moderate income categories.

Figure 13: Sites Inventory Map

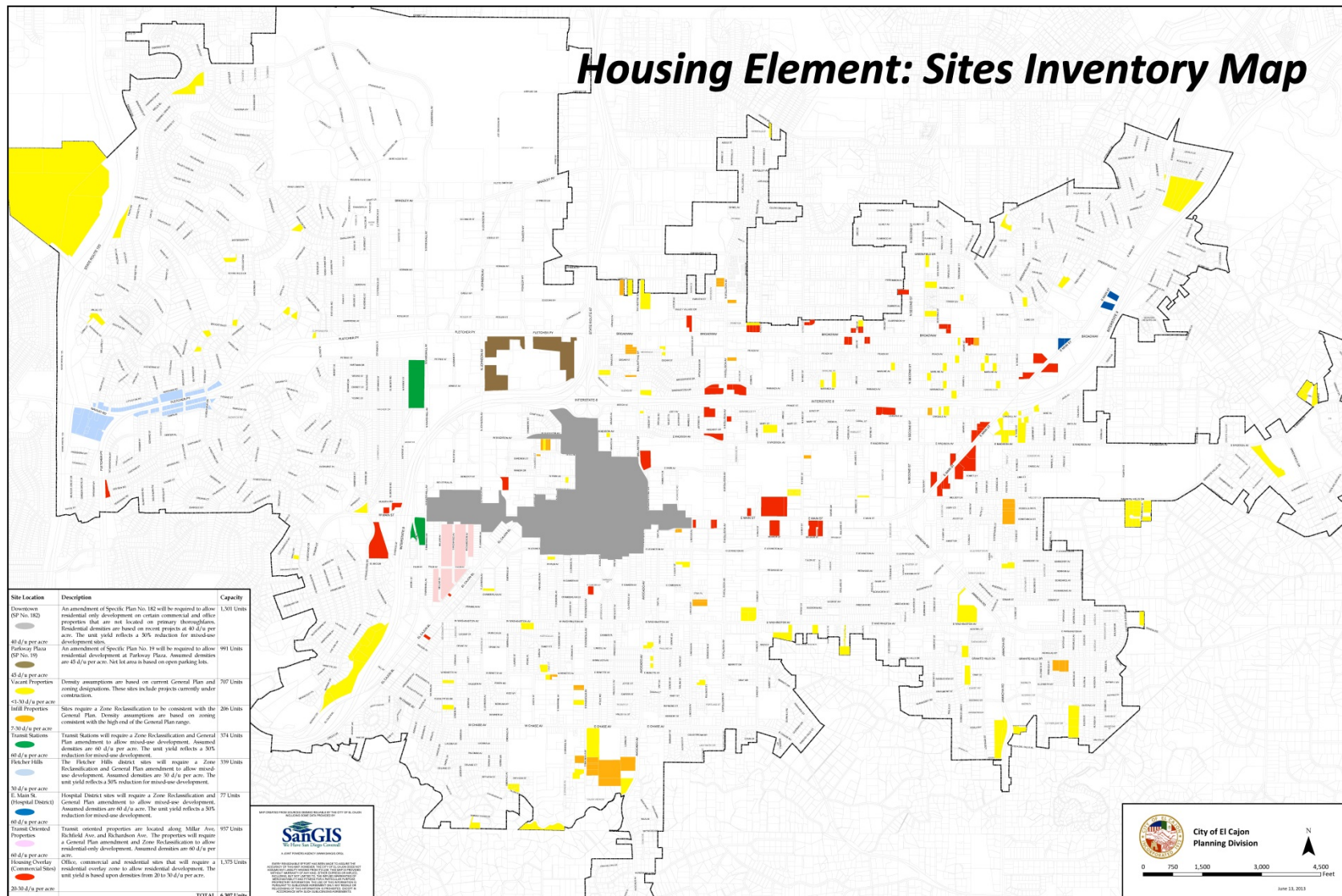


Table 48: Summary of Capacity Requiring Rezoning/Upzoning

	Potential Unit Capacity ¹			
	Lower	Moderate	Above Moderate	Total
Remaining RHNA	2,491	1,012	2,127	5,630
Sites Not Requiring Rezoning/Upzoning				
Residential	4	252	451	707
Mixed Use	1,124	0	0	1,124
Subtotal	1,128	252	451	1,831
RHNA Shortfall before Rezoning/Upzoning	-1,363	-760	-1,677	-3,799
Sites Requiring Rezoning/Upzoning				
Residential	3,842	325	81	4,248
Mixed Use	1,580	0	0	1,580
Subtotal	5,422	325	81	5,828

D. Funding Resources

With the dissolution of the El Cajon Redevelopment Agency pursuant to State law and diminishing housing funds available at the State and federal levels, the City of El Cajon must prioritize its limited funding to address the most critical housing needs. For the 2013-2020 Housing Element planning period, the City anticipates funding available from the following programs:

1. Redevelopment Funds

Since 1952, tax increment financing ("redevelopment funds") has been a primary source of funding used to redevelop blighted communities. Under California Redevelopment Law (CRL), redevelopment agencies were given broad powers and specific tools to conduct redevelopment activities that could include assembling property, issuing bonds, investing in infrastructure, and providing affordable housing. Redevelopment in El Cajon was focused on eliminating blighted conditions in the City, and was effective in spurring new development, promoting job growth and generating tax revenues. In El Cajon, the El Cajon Redevelopment Agency was the agency given responsibility for carrying out the activities allowed under CRL. In addition, under CRL, not less than 20 percent of redevelopment funds collected was to be set aside for low and moderate income housing households. These "Low and Moderate Income Housing Funds" were used to increase, improve or preserve the supply of low and moderate income housing within the city limits of El Cajon. These funds provided effective means for the City to leverage additional funds and served as a major source of match for HOME funds.

However, the Governor's decision to sign into law ABx1 26 and ABx1 27 on June 28, 2011, and a subsequent Court ruling in December of 2011 striking down the legality of provisions contained with ABx1 27, eliminated the opportunity for redevelopment agencies to continue to exist and dissolved redevelopment agencies throughout the State of California as of February 1, 2012. Any unencumbered redevelopment funds will likely be transmitted to the County to re-distribute to taxing entities including the City, School and various other special districts.

However, return of Low and Moderate Income Housing funds received by the El Cajon Housing Authority from assets approved by the California Department of Finance on the Housing Assets List, will be utilized to produce, assist or leverage the production or preservation of affordable housing units and activities. These funds are identified in Section 6 as Low and Moderate-Income Housing Asset Funds (“LMIHAF”) and eligible activities include, but are not limited to:

- Acquisition
- New Construction
- Rehabilitation
- Homebuyer Assistance
- Preservation of At-Risk Units
- Administration

2. Community Development Block Grant (CDBG)

CDBG funds are grants awarded to the City on a formula basis for housing and community development activities. Eligible activities include:

- Acquisition
- Rehabilitation
- Public Improvement
- Economic Development
- Homeless Assistance
- Public Services

The City of El Cajon currently receives approximately \$1,000,000 in CDBG funds annually. This funding is used primarily for providing public improvements. However, a portion of the CDBG funds is used to provide housing rehabilitation assistance, emergency shelter programs, and fair housing services.

3. HOME Investment Partnerships Act (HOME)

The HOME program is a flexible grant program awarded to the City on a formula basis for expanding affordable housing opportunities. Eligible activities include:

- New Construction
- Acquisition
- Rehabilitation
- Home Buyer Assistance
- Rental Assistance

The City currently receives approximately \$380,000 in HOME funds annually. HOME funds are used for various housing activities including single-family rehabilitation, mobile home rehabilitation, multi-family rehabilitation, and first-time homebuyer assistance as specific projects are identified.

4. Housing Choice Vouchers

The Housing Choice Voucher Program (formerly known as Section 8) provides rental assistance payments to owners of private market rate units on behalf of very low income tenants. The City Housing Authority of the County of San Diego administers the Section 8 program in the City of El Cajon.

5. CalHOME Funds

The CalHome Program is a competitive application process that provides funds to local public agencies and non-profit organizations for deferred-payment mortgage assistance loans for low income first-time homebuyers or for owner-occupied rehabilitation. In FY 2012-13, San Diego Habitat for Humanity used a portion of its most recent award of CalHome funds to supplement the City's HOME funds to provide assistance to first-time buyers to purchase units developed in the City by Habitat for Humanity.

E. Administrative Capacity

1. El Cajon Housing Authority

The City Council established and activated the El Cajon Housing Authority in March 2011, a new agency, and adopted a resolution to become the Successor Agency for all housing assets and functions acquired or assisted with Low and Moderate Income Housing Funds in January 2012. Although no new Low and Moderate Income Housing funds will be available, the El Cajon Housing Authority has accepted responsibility for the physical housing assets and housing loan portfolio which may continue to generate income as loans are repaid. The El Cajon Housing Authority will have responsibility for determining the direction and focus of any income generated from original Low and Moderate Income Housing Funds. A plan for the use of income generated from these assets, including specific goals, objectives and activities, is currently under development.

2. Affordable Housing Partners

The City works closely with affordable housing developers to expand housing opportunities in the City. Specifically, the City of El Cajon has partnered with the following nonprofit and for-profit affordable housing developers.

- **Affirmed Housing:** Affirmed Housing provides affordable housing in the San Diego region, with an emphasis on housing for persons with disabilities.
- **Habitat for Humanity:** The City recently provided HOME funds to leverage CalHOME funds received by Habitat for Humanity to assist first-time homebuyers in the City.

- **San Diego Community Housing Corporation:** This City has provided HOME funds to San Diego Community Housing Corporation to acquire land and construct ownership housing units for lower income first-time homebuyers.
- **San Diego Interfaith Housing Federation:** Interfaith Housing is organized by churches interested in addressing the housing needs of low and moderate income families, the elderly and disabled persons.
- **Weiland Development Company:** The City and former El Cajon Redevelopment Agency has provided funds to Weiland Development Company to acquire land and construct ownership housing units for very-low, moderate and above-moderate income first-time homebuyers.
- **Priest Development Corporation:** The former El Cajon Redevelopment Agency has provided funds to Priest Development Company to acquire land and construct ownership housing units for very-low income first-time homebuyers.

3. Housing Authority of the County of San Diego

The Housing Authority of the County of San Diego administers the Housing Choice Voucher Program (Section 8) on behalf of the City of El Cajon. Currently, approximately 2,500 households in El Cajon are utilizing Housing Choice Vouchers.

F. Opportunities for Energy Conservation

1. City Initiatives

In 2010, the former Redevelopment Agency established the Greenovation Program for the acquisition, rehabilitation and resale of substandard, distressed, and foreclosed single-family properties in the former Redevelopment Project Area. The former Agency entered into an agreement with Bay Kitchen & Bath to identify blighted homes within the former El Cajon Redevelopment Project Area, to acquire or assist in acquiring properties, to substantially rehabilitate the units by including Green or sustainable improvements, and then to sell those dwellings to low and moderate income households under the California Dream First-Time Homebuyer Program. The Agency pledged Low and Moderate Income Housing funds to underwrite this Program and each property will have recorded covenants to ensure affordability periods for 45 or 55 years. The Housing Authority assumed this commitment and has authorized an expansion of the program parameters in January 2013 to include acquisition of multi-family properties and is subject to approval by the Successor Agency Oversight Board and the California Department of Finance.

2. State Regulations and Programs

Title 24 of the California Administrative Code establishes energy conservation standards that must be applied to all new residential buildings. The regulations specify energy saving design for walls, ceilings and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards and the use of non-depleting energy sources, such as solar energy or wind power. Compliance with the energy standards is achieved by satisfying certain conservation requirements and an energy budget. Among the alternative ways to meeting the energy standards are the following:

- **Alternative 1:** The passive solar approach which requires proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.
- **Alternative 2:** Generally requires higher levels of insulation than Alternative 1, but has no thermal mass or window orientation requirements.
- **Alternative 3:** Also is without passive solar design but requires active solar water heating in exchange for less stringent insulation and/or glazing requirements.

Residential developers must comply with these standards while localities are responsible for enforcing the energy conservation regulations.

The California Department of Community Services and Development in partnership with the network of local community services agencies that assist lower-income households, administers the Low Income Home Energy Assistance Program (LIHEAP) and Energy Low Income Weatherization Assistance Program (DOE-LIWAP). LIHEAP provides financial assistance to lower income households to offset the costs of heating and/or cooling their residences. DOE-LIWAP provides installation and weatherization measures that increase energy efficiency of existing residential and multi-family dwellings occupied by lower-income persons. Eligible weatherization services include a wide variety of energy efficiency measures that encompass the building envelope, its heating and cooling systems, its electrical system, and electricity consuming appliances. In San Diego County, the energy service provider is Campesinos Unidos, Inc.

3. Private Sector Programs

The following private sector energy conservation programs are available to housing developers and El Cajon residents:

- **California Alternative Rates for Energy (CARE):** Lower-income customers enrolled in the CARE program receive a 20 percent discount on their electric and natural gas bills and are not billed in higher rate tiers that were created for San Diego Gas & Electric (SDG&E). CARE is funded through a rate surcharge paid by all other utility customers.

- **Energy Assistance Program Rate (EAPR):** Includes a one-year electric rate reduction home energy audit, free compact fluorescent lights, and replacement of inefficient refrigerators. Income qualification and enrollment by Red Cross.
- **Family Electric Rate Assistance Program (FERA):** This program was developed for families whose household income slightly exceeds the threshold for assistance in other energy program allowances. Qualifying households have some of their electricity usage billed at a lower rate.
- **Low Income Energy Efficiency Program (LIEE):** The LIEE program provides no-cost weatherization services to lower income households who meet the CARE guidelines. Services provided include attic insulation, energy efficient refrigerators, energy efficient furnaces, weather stripping, caulking, low-flow showerheads, water heater blankets, and door and building envelop repairs that reduce air infiltration.
- **Residential Energy Standards Training:** SDG&E offers seminars on energy efficiency compliance best practices. Architects, designers, builders, engineers, energy consultants, HVAC contractors, building department inspectors, and plan checkers are encouraged to learn about new technologies that improve energy efficiency and reduce the cost of complying with evolving State energy standards.
- **Lighting Turn-In Program:** Through this program, SDG&E replaces resident's incandescent bulbs with more energy-efficient compact fluorescent bulbs (CFLs) free of charge. Residents can access the program via community events that are held throughout SDG&E's service area and coordinated through an extensive network of community organizations and government agencies.
- **Rebate Program:** SDG&E offers rebates for single-family and multifamily dwelling units for certain improvements in their units that lead to greater energy efficiency. These improvements include purchase and installation of insulation, energy-efficient appliances, and the replacement of old light bulbs with Energy Star light bulbs.

Section 6: Housing Plan

The Housing Plan identifies the City's housing goals, policies, and implementing programs. The overall strategy is to present a balanced and diverse array of policies that cover four overall areas of concern: construction, rehabilitation, conservation, and administration. The goals and policies of the Housing Element were organized into concise goal and policy directives.

A.Goal, Objectives, and Implementing Programs

The City of El Cajon's overarching housing goal is to:

Increase, improve and preserve a variety of safe, decent, affordable housing units meeting the existing and future needs of El Cajon residents of all income levels, including special needs populations.

Objective 1: Accommodate an Increase in Residential Units for All Income Levels

- Policy 1-1:** Facilitate the production of housing for all segments of the population including those with special needs.
- Policy 1-2:** Encourage that housing constructed expressly for lower income households not to be concentrated in any single portion of the City.
- Policy 1-3:** Encourage the development of new housing units in close proximity to public transportation and community services.
- Policy 1-4:** Ensure that any future development adjacent to or near the railroad/light rail right-of-way is planned with the safety of the rail corridor in mind.

Program 1: Adequate Sites for Meeting RHNA

The City of El Cajon has been assigned a Regional Housing Needs Allocation (RHNA) of 5,805 units for the 2013-2020 Housing Element. With units constructed, under construction and approved at the time of writing this Housing Element, the City has met a portion of its RHNA, with a remaining RHNA of 5,630 units: 1,399 extremely low/very low income units; 1,092 low income units; 1,012 moderate income units; and 2,127 above moderate income units. The City is committed to providing adequate sites to accommodate the remaining RHNA. To accomplish this mandate by the State, the City will:

- **SP No. 182:** Amend SP No. 182 to allow 27.6 acres of existing commercial and medium density residential uses to be developed with new High Density Residential zone at 40 units per acre (see Table 39 and Appendix C for details).

- **Westfield Parkway Plaza SP 19:** Amend SP 19 to allow residential development at 45 units per acre (see Table 40 and Appendix C for details).
- **Consistency with General Plan:** Rezone 34.6 acres of vacant and underutilized lower density residential sites to be consistent with the General Plan (see Table 43 and Appendix C for details).
- **Mixed Use:** Create two new mixed use zones – Mixed Use (30 du/ac) and Mixed Use (60 du/ac) and redesignate 49 acres of existing vacant and underutilized commercial/industrial uses to M-U (30 du/ac) – 30 acres and M-U (60 du/ac) – 18.9 acres (see Table 44 and Appendix C for details).
- **High Density Residential:** Rezone existing vacant and underutilized low to medium density residential uses to RM-HR (60 du/ac) (see Table 45 and Appendix C for details).
- **High Density Residential - RM-1450:** The current High Density Residential Zone of RM-1500 allows development up to 29 units per acre. The Zoning Code will be amended to change the RM-1500 zone to RM-1450, allowing up to 30 units per acre.
- **Housing Overlay Zone:** Create a new zoning mechanism – Housing Overlay Zone – that can be applied to 63.8 acres of existing vacant and underutilized nonresidential properties. The property owners have to option of redeveloping these properties as medium density residential uses as RS-2200 (19.8 du/ac) or RM-1500 (30 du/ac) depending on the location (see Table 46 and Appendix C for details).

The above rezoning/upzoning actions will result in a capacity of 5,816 units (Table 48). Combined residential capacity under the City's existing land use policies, the City offers a total capacity for 7,643 units, adequate to meet the City's remaining RHNA of 5,630 units (see Table 47).

Specifically, the City's current sites capacity has a shortfall of 1,363 lower income units. Rezoning to accommodate this component of the RHNA must meet the following requirements:

- Sites must be rezoned to permit owner-occupied and rental multi-family housing by right without discretionary review of the use or density;
- Sites must be zoned with a minimum density of at least 20 units per acre and permit at least 16 units per site;
- At least 50 percent of the lower income RHNA shortfall (682 units) must be permitted on sites designated for residential use where nonresidential uses or mixed use are not permitted.

For the specific rezoning efforts meeting the requirements stated above, the City will focus in areas near public transit (sites at the Arnele Transit Center, Marshall Trolley East, and Marshall Trolley West), as well as sites proposed for rezoning to High Density Residential (60 units per acre). Combined, these areas offer a capacity for 1,684 additional units at 60 units per acre (747 mixed use residential units and 937 residential-only units). Contiguous areas with adjacent

parcels were identified for rezoning, allowing the consolidation of parcels into large development sites to permit at least 16 units per sites.

Funding:	Departmental budget
Responsible Agencies:	Community Development Department/Planning Division; Planning Commission; City Council
Objectives and Timeframe:	<ul style="list-style-type: none"> • Pursue amendments to the General Plan, Specific Plans, and Zoning Code as outlined above by June 30, 2015. Establish appropriate development standards to permit residential developments to occur at the allowable maximum densities for the respective zones. • Provide appropriate land use designations to fulfill the City's share of regional housing needs of 5,805 units. • Maintain an inventory of vacant and underutilized sites and monitor the development trends to ensure continued adequacy of the sites inventory in meeting the RHNA. • Make available the sites inventory to interested developers.

Program 2: Monitoring of Residential Capacity (Not Net Loss)

The City will monitor the consumption of residential acreage to ensure an adequate inventory is available to meet the City's RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and if necessary rezone sufficient sites to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA.

Funding:	Departmental budget
Responsible Agencies:	Community Development Department/Planning Division; Planning Commission; City Council
Objectives and Timeframe:	<ul style="list-style-type: none"> • Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863. • Monitor and report through the HCD annual report process.

Program 4: Second Units/Granny Flats

State law requires ministerial approval of second dwelling units under certain circumstances. The City currently requires an Administrative Zoning Permit (AZP) for the approval of second units in single-family zones. AZP review is discretionary although a public hearing is not required. The City will update the Zoning Code to establish criteria for ministerial consideration of second dwelling units pursuant to AB 1866.

In addition, to promote second units, the City will amend the Zoning Code to remove the requirement for separate water meters for second units (granny flats), and to allow required second unit parking to be accommodated on driveways serving the primary unit.

Funding:	Departmental budget
Responsible Agencies:	Community Development Department/Planning Division; Planning Commission; City Council
Objectives and Timeframe:	<ul style="list-style-type: none"> Amend Zoning Code within one year of Housing Element adoption to address the ministerial approval of second units, to remove the requirement for separate water meters, and to allow the required parking be accommodated on driveways. Achieve five second units annually for a total of 40 units over the next eight years.

Program 5: Affordable Housing Development

The City continues to have extensive needs for affordable housing for lower income households, especially for seniors, disabled, the homeless, and those at imminent risk of becoming homeless. The City will continue to work with housing developers to expand affordable housing opportunities in the community.

Funding:	HOME; LIHTC; Multi-Family Housing Revenue Bonds; Other resources as available.
Responsible Agencies:	El Cajon Housing Authority; Planning Commission; City Council
Objectives and Timeframe:	<ul style="list-style-type: none"> Continue to streamline the environmental review process for housing developments, using available state categorical exemptions and federal categorical exclusions, when applicable. Annually allocate designated affordable housing funds to increase the supply of safe, decent, affordable housing in El Cajon for lower income households (including extremely low income households), such as seniors, disabled, the homeless, and those at risk of homelessness. Annually pursue State, Federal and other funding opportunities to increase the supply of safe, decent, affordable housing in El Cajon for lower income households (including extremely low income households), such as seniors, disabled, the homeless, and those at risk of homelessness. Amend the Zoning Code to provide zoning incentives for affordable housing projects, such as increases in density, height and/or lot coverage by June 30, 2015. Expand the City's affordable housing inventory by 20 units over the next eight years.

Program 6: Affordable Housing Ordinance

With the dissolution of the El Cajon Redevelopment Agency, the City's ability to subsidize affordable housing construction has been seriously compromised. Without redevelopment housing set-aside funds and diminishing State and federal housing funds, the City does not have adequate funding capacity to pursue affordable housing projects at a meaningful scale. The City will evaluate the need for a citywide Affordable Housing Ordinance that includes an inclusionary housing component, an in-lieu fee option, and other incentives to promote the inclusion of affordable units in private developments.

Funding:	Departmental budget
Responsible Agencies:	Community Development Department/Planning Division; Planning Commission; City Council
Objectives and Timeframe:	<ul style="list-style-type: none">• Evaluate the need for a citywide Affordable Housing Ordinance by June 30, 2016.

Objective 2: Improve the Quality of Existing and Future Residential Units and Neighborhoods

Policy 2-1: Support the reasonable expansion of older legal nonconforming apartment complexes by allowing additional bedrooms and/or living space as a means to improve the existing housing stock and alleviate overcrowding.

Policy 2-2: Advocate the rehabilitation of substandard residential properties by homeowners and landlords. Promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality.

Policy 2-3: Continue to include mandatory lead based paint testing as part of any City First-time Homebuyer Program, Housing Rehabilitation Loan Program, and other housing assistance programs that may be offered.

Policy 2-4: Promote energy conservation techniques in housing rehabilitation and construction.

Policy 2-5: Continue to implement community policing and other effective crime prevention activities.

Program 7: Housing Rehabilitation Loan Program

Loans are available to rehabilitate/repair single-family detached units and mobile-homes (in eligible parks) in the City of El Cajon for families earning 80 percent or less of the Area Median Income (AMI). Funding priority is given to health and safety repairs, energy efficiency improvements, lead-based paint abatement, and ADA accommodations.

Loans are fully deferred with zero interest and up to \$50,000 for single-family units and \$20,000 on mobile-homes, that becomes due and payable upon sale, rental, refinance, transfer of the property or when the owner(s) no longer occupy the home as their primary residence. Costs for lead abatement may increase the loan amount beyond the approved amount. In addition to income restrictions, maximum property value restrictions apply. The homeowner, among other requirements, must have owned the property for at least one year and have adequate equity in the home.

Funding:	CDBG; HOME
Responsible Agency:	El Cajon Housing Authority
Objectives and Timeframe:	<ul style="list-style-type: none"> • As funding permits, assist 32 households during the planning period. • Continue to provide community outreach regarding available loans and grants for needed home improvements. • Continue to refer potential income-eligible property owners cited for code violations to the program for assistance.

Program 8: Acquisition/Rehabilitation Program

As part of a strategic plan being undertaken by the El Cajon Housing Authority, the Authority will seek to acquire and rehabilitate, or may assist in the acquisition or rehabilitation of, existing multi-family housing and set aside of number of the housing units for lower-income households and/or special needs households at affordable rents for not less than 55-years.

Funding:	HOME; In-Lieu Funds; Multi-Family Housing Revenue Bonds; LIHTC; Other resources as available.
Responsible Agency:	El Cajon Housing Authority
Objectives and Timeframe:	<ul style="list-style-type: none"> • As funding permits, acquire and rehabilitate, or assist in the acquisition and rehabilitation of, 50 housing units during the planning period. • Create marketing and informational materials to encourage and support property owners and developers in locating financing resources and expertise in furtherance of the production of restricted affordable housing units.

Program 9: Crime-Free Multi-Housing

El Cajon's Crime-Free Multi-Housing program consists of three phases: Phase 1 is an eight-hour seminar for owners, property managers, and property staff; Phase 2 is the Safety Inspection; and Phase 3 is the Safety Social. An apartment complex, mobile home or hotel/motel that completes the program is certified as a Crime-Free property for one year. This program is a recognized program in which tenants in search of housing seek out Crime-Free properties. Certified properties are allowed to use the Crime-Free program logo in advertising the properties and the Police Department keeps a list of certified Crime-Free properties.

Funding:	General Funds; CDBG; Other resources as available
Responsible Agency:	Police Department
Objectives and Timeframe:	<ul style="list-style-type: none"> Continue to offer the Crime-Free Multi-Housing program and outreach to property owners to increase participation.

Program 10: Greenovation Program

In 2010, the former Redevelopment Agency established the Greenovation Program for the acquisition, rehabilitation and resale of substandard, distressed and foreclosed single-family properties in the former Redevelopment Project Area. The former Agency entered into an agreement with Bay Kitchen & Bath to identify blighted homes within the former EI Cajon Redevelopment Project Area, to acquire or assist in acquiring properties, to substantially rehabilitate the units by including Green or sustainable improvements, and then to sell those dwellings to low and moderate income households under the California Dream First-Time Homebuyer Program. The Agency pledged Low and Moderate Income Housing funds to underwrite this Program and each property will have recorded covenants to ensure affordability periods for 45 or 55 years. The Housing Authority assumed this commitment and has authorized an expansion of the program parameters in January 2013 to include acquisition of multi-family properties and is subject to approval by the Successor Agency Oversight Board and the California Department of Finance.

Funding:	Previously committed redevelopment funds; LMIHAF; HOME; Other resources as available
Responsible Agency:	El Cajon Housing Authority
Objectives and Timeframe:	<ul style="list-style-type: none"> Based on funding availability and allocations, pursue acquisition/ rehabilitation of 10 units.

Program 11: Code Enforcement and Inspection

The City's Building Division is in charge of the enforcing the City's building codes with the objective of protecting the health and safety of residents.

Funding:	General Funds
Responsible Agency:	Community Development Department/Building Division
Objectives and Timeframe:	<ul style="list-style-type: none"> Continue to utilize code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with city codes. Annually conduct fire and life safety inspections in existing apartment complexes in El Cajon.

Program 12: Development Standards and Design Guidelines

Given the significant RHNA allocated to the City of El Cajon, the City has to include an extensive land use strategy (Program 1) in order to provide adequate sites for the RHNA. With the increased residential capacity, the City proposes to create development standards and design guidelines that on the one hand would facilitate the development at the allowable densities, and on the other hand provide guidance and certainty in design standards to ensure quality housing is developed in the community.

Funding:	General Funds
Responsible Agency:	Community Development Department/Planning Division
Objectives and Timeframe:	<ul style="list-style-type: none">• Establish development standards and design guidelines by the end of 2014.

Objective 3: Preserve Existing Affordable Housing Stock, to the Extent Feasible, When Deemed in the Public Interest

Policy 3-1: Preserve the affordable housing stock in the City.

Policy 3-2: Continue to support applications for State Low-Income Housing Tax Credits, mortgage revenue bonds, and project based Section 8 HUD subsidies.

Policy 3-3: Continue to support the conversion of existing older apartment complexes to condominiums as a means to improve the existing housing stock while increasing home ownership opportunities for low- and moderate-income households.

Program 13: Housing Choice Vouchers

The Housing Authority of the County of San Diego (HACSD) administers the Housing Choice Voucher Program (Section 8) on behalf of most of the cities in the region, including the City of El Cajon. This program provides rent subsidy payments for very low income households in privately owned rental housing units. It is anticipated that just over \$100 million in Section 8 funds will be used to assist nearly 11,000 households throughout the County. Of these households, approximately 2,400 households (22 percent) are assisted annually with Housing Choice Vouchers in the City of El Cajon.

Funding:	Section 8 funds
Responsible Agency:	Housing Authority of the County of San Diego (HACSD)
Objectives and Timeframe:	<ul style="list-style-type: none"> • Continue to actively provide information and referrals to the County-administered Section 8 Housing Choice Rental Assistance program. • Promote the Housing Choice Voucher program to rental property owners. • Investigate the possibility of establishing its own Housing Authority for administering Section 8 Housing Choice Vouchers.

Program 14: Preservation of Assisted Housing at Risk of Converting to Market Rate

In order to meet the housing needs of persons of all economic groups in El Cajon, the City must guard against the loss of housing units available to lower income households. A total of 561 assisted units in seven HUD-insured projects are at risk of conversion to market rate prior to December 31, 2022. The City's objective is to either retain or replace as low-income housing all "at risk" units in the City.

Funding:	CDBG; HOME; Multi-Family Housing Revenue Bonds; LIHTC; Other resources as available
Responsible Agencies:	El Cajon Housing Authority
Objectives and Timeframe:	<ul style="list-style-type: none"> • Monitor the status of any HUD receipt/approval of Notices of Intent and Plans of Action filed by property owners to convert to market rate units. • Identify non-profit organizations as potential purchasers/managers of at-risk housing units. • Explore funding sources available to purchase affordability covenants on at-risk projects, transfer ownership of at-risk projects to public or non-profit agencies, purchase existing buildings to replace at-risk units, or construct replacement units. • Ensure the tenants are properly noticed and informed of their rights that they are eligible to obtain special Section 8 vouchers reserved for tenants of converted properties.

Program 15: Homeless Services

The City provides in-kind and financial assistance to local service providers for emergency shelters and transitional housing facilities, as well as supportive services, which serve the City's homeless population and those at risk of homelessness, as part of the City's commitment to the continuum of care approach to ending homelessness. Specifically, the City prioritizes its funding to assist those who have recently become homeless and those who are at risk of becoming homeless due to economic circumstances.

Funding:	CDBG; Other resources as available
Responsible Agencies:	City Council; El Cajon Housing Authority
Objectives and Timeframe:	<ul style="list-style-type: none">Annually through the Action Plan process allocate funding to provide supportive services for the homeless and those at risk of becoming homeless.

Objective 4: Provide Increased Opportunities for Homeownership

Policy 4-1: Assist in the development of affordable ownership housing for lower income residents.

Policy 4-2: Provide favorable home purchasing options to lower and moderate income households, such as through interest rate write-downs, downpayment assistance, mortgage revenue bond financing, and Mortgage Credit Certificates.

Policy 4-3: Facilitate the purchase of units converted to condominium ownership by existing tenants through use of ownership subsidies.

Program 16: First-Time Homebuyer Assistance

The City of El Cajon offers assistance to eligible first-time homebuyers to purchase a new or existing single-family or condominium unit in the City. The program utilizes a combination of HOME, CalHome and/or other resources as they become available. LMIHAF monies may become available periodically as Sellers of currently assisted properties seek out qualified households to purchase their property. Pre-qualification by the City is required and restrictions apply. Funds are available on a first-come, first-serve basis.

Funding:	HOME; CalHome; LMIHAF; Other resources as available
Responsible Agency:	El Cajon Housing Authority
Objectives and Timeframe:	<ul style="list-style-type: none">Pursue additional funds from State and federal programs to continue provision of homebuyer assistance.Continue to require First-time Homebuyer Program education through approved providers and provide marketing outreach to minorities in order to improve loan origination/approval rates and increase awareness of and education about homeownership

	<p>opportunities in this underserved community.</p> <ul style="list-style-type: none"> • Collaborate with the Community Reinvestment Initiative (CRI) Task Force through the Fair Housing Resources Board to provide First-time Homebuyer training classes to low- and moderate-income households, including education on how to improve credit history and financial management. • Assist 64 first-time buyers in the purchase of homes over the planning period.
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Program 17: Mortgage Credit Certificates

The San Diego Regional Mortgage Credit Certificate Program allows qualified first-time homebuyers to reduce their federal income tax by up to 20 percent of the annual interest paid on a mortgage loan. With less being paid in taxes, the homebuyer's net earnings increase, enabling him/her to more easily qualify for a mortgage loan. Purchasing property in designated areas increases the income eligibility and purchase price limits, as well as removes the first-time homebuyer requirement. An MCC may only be used to purchase single-family detached homes, condominiums, townhomes and manufactured homes on a permanent foundation.

The City of El Cajon has participated with most of the other jurisdictions in San Diego County for the administration of the Mortgage Credit Certification (MCC) Program (17 of the 19 jurisdictions pool the resources, only the cities of San Diego and Oceanside administer their own on a separate basis). MCC can be used in conjunction with other local programs.

Funding:	Federal tax credit allocations
Responsible Agency:	San Diego County Housing and Community Development Department
Objectives and Timeframe:	<ul style="list-style-type: none"> • Continue to participate in the program and assist the County in promoting program use.

Objective 5: Remove Governmental Constraints to Housing Development

Policy 5-1: Continue to allow second units, condominium conversions, and residential units in office/commercial zones as specified in the City's Zoning Code.

Policy 5-2: Encourage the use of density bonuses and provide other regulatory concessions to facilitate affordable housing development.

Policy 5-3: Facilitate building permit and development plan processing for residential construction.

Policy 5-4: Expedite project review of residential developments with an affordable housing component.

Program 18: Zoning Code Amendments

The City will amend its Zoning Code to address the provision of housing for the homeless and persons with special needs. The majority of these amendments involve just technical corrections for minor inconsistencies with State law or within the Zoning Code sections. These amendments would ensure consistent interpretation of the Zoning Code. Detailed discussions about these housing options are provided in the Housing Constraints section of this Housing Element.

Funding:	Departmental funds
Responsible Agencies:	Community Development Department/Planning Division; Planning Commission; City Council
Objectives and Timeframe:	<p>Within one year of the adoption of the Housing Element, the City of El Cajon will pursue the following:</p> <ul style="list-style-type: none">• Findings for Multi-Family Housing: Amend the Zoning Code to include minimum and objective findings for Site Development Plan approval for multi-family housing pursuant to State law to provide certainty for development.• Second Units: Amend the Zoning Code to make second unit approval a ministerial process with established standards for approval, to remove the separate water meters requirement, and to allow the use of driveway of the primary unit to fulfill the parking requirement for the second unit.• Manufactured Housing: Amend the Zoning Code to allow manufactured housing by-right in all zones that allow single-family dwellings. Currently the Zoning Code only defines manufactured housing, but does not explicitly allow or prohibit the use.• Small Residential Care Facilities: Amend the Zoning Code to allow small residential care facilities in the O-S zone. Currently small residential care facilities are not permitted in the O-S zone, though single family housing is allowed by right in the O-S zone.• Emergency Shelters: Amend the Zoning Code to redefine Transitional Service Centers in the Zoning Ordinance as emergency shelters and adopt the State H&S Code definition of emergency shelters. Amend the Zoning Code to permit emergency shelters in the CM and M zones via an administrative review process.• Transitional/Supportive Housing: Amend the Zoning Code to specifically define transitional/supportive housing. Transitional housing pursuant to Health and Safety Code Section 50801(i) will

	<p>be permitted where housing is permitted, and subject to the same development standards as other housing development. Supportive housing pursuant to Health and Safety Code Section 50675.14(a)(B)(2) will be permitted where housing is permitted, and subject to the same development standards as other housing development.</p> <ul style="list-style-type: none"> • Single-Room Occupancy Housing: Amend the Zoning Code to allow Single-Room Occupancy Housing in the C-G zone via a Conditional Use Permit. • Farmworker Housing: Amend the Zoning Code to allow farmworker housing (up to 12 units or 36 beds) as an accessory use to the agricultural production and permitted by right in the O-S, RS-40, and RS-20 zones pursuant to State law. • Reasonable Accommodation: Revise the Zoning Code to include an administrative and ministerial process for reviewing and approving requests for reasonable accommodation.
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Objective 6: Reduce Impediments to Fair Housing Choice

Policy 6-1: Promote fair housing practices in the sale or rental of housing with regard to race, color, national origin, ancestry, religion, disability/medical conditions, sex, age, marital status, familial status, source of income, sexual orientation/gender identify, or any other arbitrary factors.

Policy 6-2: Provide fair housing services to El Cajon residents.

Policy 6-3: Promote and facilitate community awareness of the City of El Cajon's goals, tools, available resources and programs for lower income households.

Policy 6-4: Encourage the dispersion of affordable housing to avoid the over-concentration of such units in any geographic areas.

Program 19: Fair Housing

The City of El Cajon utilizes the service of a nonprofit fair housing service provider to provide a variety of fair housing and tenant/landlord services, including:

- Serve as a fair housing resource for the area, including implementation of an affirmative fair housing marketing plan, testing and complaint verification;
- Respond to all citizen complaints regarding violations of the fair housing laws;
- Provide tenant-landlord counseling to all inquiring citizens;
- Promote community awareness of fair housing rights and responsibilities;
- Monitor fair housing legislation, attend training and reports to the City; and
- Maintain a rental listing service of affordable and accessible housing within the City of El Cajon.

Currently, the City contracts with the Center for Social Advocacy. The fair housing contract is reviewed annually through the annual CDBG funding allocation process.

Program 20: Housing and Public Service Resources

In an effort to provide the public with information regarding basic and specialized assistance programs provided by or located in the City of El Cajon, including: emergency food, shelter, services for homeless, senior programs/projects, fair housing and tenant landlord contacts, Section 8 contacts, foreclosure prevention, affordable housing opportunities, and loan servicing information for current borrowers. Such information will be made through various mediums, including printed materials available at City Hall, via the City's website, City Newsletter, other media outlets, and with direct staff contact.

Funding:	CDBG; HOME; Other resources as available
Responsible Agencies:	El Cajon Housing Authority; fair housing service provider
Objectives and Timeframe:	<ul style="list-style-type: none"> Actively advertise services provided by the Center for Social Advocacy through brochures at the public counter, community service agencies, public libraries, and City website. Continue to comply with the fair housing planning requirements of the CDBG and HOME programs, including cooperating in updating the Analysis of Impediments (AI) to Fair Housing Choice every five years and incorporating actions to address any impediments in its annual Action Plans to HUD.

B.Summary of Objectives

The following table summarizes the quantifiable objectives outlined in the programs in this Housing Plan.

Table 49: Summary of Quantifiable Objectives				
Income/ Affordability Category	RHNA	Units to be Rehabilitated	At-Risk Units to be Preserved	Households to be Assisted
Extremely Low	724	22	280	--
Very Low	724	30	281	20
Low	1,101	30	--	20
Moderate	1,019	--	--	24
Above Moderate	2,237	--	--	--
Total	5,805	82	561	64

Appendix A: Public Participation Plan

The City implemented a comprehensive public participation program for the development of the Housing Element (see attached).

Joint City Council and Planning Commission Workshop – May 28, 2013

On May 28, 2013, the City conducted a Joint City Council and Planning Commission Workshop on the Draft Housing Element. A local developer and a property owner provided public comments in support of the Housing Element.

Public Review of Draft Housing Element

During the public review period of the Draft Housing Element, the City had received comments from several property owners writing in support of the Housing Element. Specifically, three property owners requested to be included in the rezoning program. Staff reviewed the appropriateness of the individual requests and adjusted the sites inventory accordingly.

The California Public Utilities Commission also provided comments on the Housing Element, recommending adding language to the Housing Element so that any future development adjacent to or near the railroad/light rail right-of-way is planned with the safety of the rail corridor in mind. The Housing Element has been revised to include such a policy.

City of El Cajon

**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**



2013-2020 HOUSING ELEMENT UPDATE: HOUSING EL CAJON'S FUTURE

PUBLIC PARTICIPATION PLAN

June 26, 2012

1. INTRODUCTION

State law requires the City to have an adopted General Plan containing at least seven elements, including a Housing Element. Unlike the other mandatory General Plan elements, the Housing Element is required to be updated periodically and is subject to detailed statutory requirements and certification by the State Department of Housing and Community Development (HCD). State law requires that Housing Element updates in the San Diego region be completed by April 30, 2013, but it also allows a 120 day grace period after the deadline to comply. The purpose of the Housing Element update is to assess the current housing needs of all economic segments of the City of El Cajon and to define goals and policies that will guide the City's approach to resolving those needs.

2. PURPOSE OF PUBLIC PARTICIPATION

Participation by the public is a critical aspect of the Housing Element update. Public participation helps to ensure that appropriate housing strategies are more efficiently and effectively evaluated, developed, and implemented. Successful public participation is also important because a diverse cross section of the population can be engaged in defining housing problems and in crafting community sensitive solutions. Another benefit of broad participation is that when it is time to adopt housing strategies and approve housing developments, a greater portion of the community has been involved and participated in the plan and more frequently will support its implementation. Meaningful participation increases the legitimacy and accountability of decisions made throughout the Housing Element update. Participation will be achieved by engaging the general public as well as key stakeholders such as government agencies, developers and housing advocates. Evidence of public participation in the Housing Element update is required by HCD.

3. APPROACH

The philosophy of the Public Participation Plan is to obtain meaningful public input in the preparation of the new Housing Element. The approach to achieving an adopted and certified Housing Element is built on these themes:

- Be broad: Reach out and be accessible to a broad array of stakeholders to inclusively capture the diverse array of housing perspectives, needs, issues and opportunities.
- Be strategic: Maximize resources by proactively targeting key stakeholders and continue to communicate with them throughout the process. Use a variety of outreach methods to gain public input.
- Be transparent and communicate: Sharing complete work products and communicating findings provides a foundation from which to yield meaningful public input. Good communication includes listening to public input and acknowledging what was heard in summary reports. Being transparent and communicating also includes checking in with the Planning Commission and City Council at key milestones by reporting and reviewing the information, while seeking feedback and direction.
- Build consensus step-by-step: This approach is designed to maximize the potential for consensus and focus the policy discussion on a few key issues. This result is

accomplished incrementally, with each successive step in the process building upon the previous.

4. GOALS, OBJECTIVES & STRATEGIES

The following goals and objectives are intended to be clear statements of purpose and will drive the end result of the Public Participation Plan. The strategies identified will be implemented to achieve the identified goals and objectives.

Goals

- Identify the housing needs of people who live and work in El Cajon by facilitating public participation in the update of the Housing Element
- Raise awareness concerning the update of the Housing Element
- Stimulate dialogue about housing challenges facing the City of El Cajon
- Provide opportunities for the public to provide input
- Develop programs that create realistic solutions to housing needs within the City of El Cajon
- Build public support for the programs and policies that are created to address El Cajon's housing needs

Objectives

- Gain input from a broad range of individuals, organizations, agencies and local governments
- Present all information and data in a format that is easily understood
- Hold public workshops and meetings that facilitate meaningful participation
- Meet and/or exceed the public participation requirements contained in Government Code 65583(c)(7)

Strategies

- Involve public stakeholders in the process to foster understanding and agreement on issues related to the Housing Element update
- Use a variety of communication methods to reach audiences including presentations, public workshops, written materials, online, social media, and local access television on cable Channel 24
- Provide information to the public regarding the update of the Housing Element and promote opportunities for input and comments
- Provide information to decision-makers regarding comments received throughout the public involvement process
- Report on the progress of the Public Participation Plan at the conclusion of key phases (i.e., following community outreach or release of draft documents) to evaluate how the strategies and tactics worked and what enhancements could be made for future Housing Element updates

5. PROPOSED PUBLIC PARTICIPATION METHODS

The following methods of obtaining public input will be used:

- Community Meetings:
Community meetings will occur after the adoption of the Public Participation Plan, in July and September. Meetings will be conducted during the day and in the evening.
- Community Events Participation:
To reach a wider audience, project information will be provided and community input sought through participation in community events. The Cajon Classic Cruise is a community event (car show) that occurs periodically in downtown El Cajon. Staff proposes having a booth at two of the Classic Cruise events in order to solicit input from the public. Concerts on the Promenade are another community event that occurs on a weekly basis on Fridays, during the summer. Staff proposes to have a booth at two of the concert events. Staff will also host a booth at the Mother Goose parade.
- Stakeholder Outreach:
A list of stakeholders is identified in the attached in Appendix A. The stakeholders include religious institutions, charities, housing advocates, developers, downtown stakeholders, major employers, etc. Staff will contact these stakeholders and request that they participate in the update.
- Internet Surveys:
Stakeholders that are willing to participate in the update will be sent a survey. The survey will also be available on the project web page and at all community events.
- Media Communications:
The El Cajon Community Bulletin Board broadcasts daily on Channel 24 within the City limits of El Cajon on Cox Cable. It is filled with useful information such as job openings, community events, schedules for City Council and Commission meetings, safety tips, City information and much more. Information concerning the Housing Element will be added to the Bulletin Board, which will then be available to the public. A project fact sheet will be created that will include useful information about the Housing Element. Information concerning the Housing Element will be translated into Spanish and Arabic. A new City of El Cajon Housing Element Facebook page will be created. Information will be added to the Community Development Department Web page to build awareness about the Housing Element, promote outreach events, provide information, secure input, and facilitate dialogue. Staff will send e-mail notifications to stakeholders prior to community meetings and events. All project informational materials will be updated to reflect any updated or changed information that occurs during the preparation of the Housing Element. This will include updates to the Web site, Facebook page, presentations and any other materials that provide project information.

- Joint City Council – Planning Commission Study Sessions:
Study sessions would be public meetings to check in with the Planning Commission and City Council at key milestones, as shown in the public participation schedule in November and February.
- Public Review of Draft and Final Documents:
Prior to the adoption hearings, the updated Draft Housing Element will be available for review at City Hall and at the two public libraries in the City of El Cajon, 201 East Douglas Avenue and 576 Garfield Avenue. The Draft Housing Element will also be posted on the City's website. Staff will also distribute information about the availability of the draft Housing Element to all of the stakeholders listed in Appendix A and anyone else who asks, and requests to participate in the update.
- Public Hearings:
Required public hearings will be conducted by the Planning Commission and City Council at the end of the process. The public hearings will be the final opportunity for public input at the local level.

6. PUBLIC PARTICIPATION PLAN REPORTING

Staff will provide reports to the Planning Commission and City Council at key project milestones to summarize what has been learned through the Public Participation Plan. These reports will include:

- A quantitative assessment of the Public Participation Plan including the number meetings/presentations/events participated in, number of friends on Facebook, approximate number of people reached, and number of comments received
- A summary of input received
- Any proposed modifications to the Public Participation Plan based on assessments at key milestones

7. WORK PROGRAM AND SCHEDULE OVERVIEW

Below is an overview of the planned work program and schedule for public participation in the Housing Element update. The schedule will create a framework that will allow the Housing Element update to be adopted no more than 120 days after April 30, 2013, as required by the State. Specific dates and tasks are approximate and may evolve, as the public process is dynamic, necessitating responsiveness and adaptation of this Public Participation Plan.

Event/Task	Public Engagement Type	Planned Date
Draft Public Participation Plan Complete	Report	June 2012
City Council Action on the Public Participation Plan	Public Meeting	June 26, 2012
<ul style="list-style-type: none"> Launch Project Web Page 	Media	July 2012
<ul style="list-style-type: none"> Project Kick-off Announcement on City's Web Site, Channel 24 and Roving Variable Message Trailer 	Media	July 2012
<ul style="list-style-type: none"> Community Meetings #1 and #2 – Housing Needs Assessment 	Outreach	July 2012
<ul style="list-style-type: none"> Community and Stakeholder Internet Surveys 	Outreach	July 2012
<ul style="list-style-type: none"> Launch Facebook Page 	Media	July 2012
<ul style="list-style-type: none"> Cajon Classic Cruise 	Outreach	July 18, 2012
<ul style="list-style-type: none"> Concerts on the Promenade 	Outreach	August 24, 2012
<ul style="list-style-type: none"> Article in City Newsletter 	Outreach	August 27, 2012
Public Participation Plan Report #1: Stakeholder Issues and Opportunities, and Draft Guiding Themes/Objectives	Report	September 2012
<ul style="list-style-type: none"> Community Meetings #3 and #4 – Priority Housing Programs to Address Housing Needs 	Outreach	September 2012
<ul style="list-style-type: none"> City's Web Site, Channel 24 and Roving Variable Message Trailer Announcing Draft Housing Element 	Media	October 2012
<ul style="list-style-type: none"> Cajon Classic Cruise 	Outreach	October 24, 2012
Public Participation Plan Report #2: Public Comments on Priority Housing Programs to Address Housing Needs	Report	October – November 2012
<ul style="list-style-type: none"> Public Review of Draft Housing Element 	Public Review Draft Document	November 2012
Joint Planning Commission & City Council Study Session #1: Review Draft Housing Element	Study Session/ Public Meeting	November 13, 2012
<ul style="list-style-type: none"> Mother Goose Parade 	Outreach	November 18, 2012

Event/Task	Public Engagement Type	Planned Date
Public Participation Plan Report #3: Public Comments on the Draft Housing Element, Assessment of Outreach Efforts	Report	January 2013
Joint Planning Commission & City Council Study Session #2: Review First Round of State Housing and Community Development Department Key Comments	Study Session/ Public Meeting	February 2013
• Public Review of Final Housing Element	Public Review Final Document	April – May 2013
• Public Review of Draft (Mitigated) Negative Declaration (CEQA)	Public Review Draft Document	April – May 2013
• City's web site, Channel 24 and Roving Variable Message Trailer Announcing Final Housing Element and Hearings	Media	May 2013
Planning Commission Final Recommendation on Housing Element Update	Public Hearing	May – June 2013
City Council Final Action on Housing Element Update	Public Hearing	June – July 2013

APPENDIX A

Potential/Preliminary List of Community Stakeholders

Housing Advocates & Organizations

211 San Diego
Access Center of San Diego
Affordable Housing Advocates
Alpha Project
Alzheimer's Family Center
American Red Cross
Anka Behavioral Health, Inc.
Association for Retarded Citizens
Catholic Charities
Center for Community Solutions
Center for Social Advocacy
Chaldean & Middle Eastern Social Services
Charles I. Chenoweth Foundation
Chicano Federation
Communities Against Substance Abuse
Community Housing Works
Crisis House
Downtown El Cajon Partners
East County Homeless Children's Assn.
East County Latino Association
East County Transitional Housing
El Cajon Collaborative
Elder Law and Advocacy
ElderHelp of San Diego
Episcopal Community Services
Families Network of San Diego County
Heartland Foundation
Home of Guiding Hands
Indian Human Resource Center
Interfaith Community Services
Jewish Family Service of San Diego
Kurdish Human Rights Watch, Inc.
Labor's Community Service Agency
Las Palmas Housing
Little House Family Services
Lutheran Social Services
MAAC Project
National Community Renaissance
Neighborhood House Association
Pacific Southwest CDC
Promising Futures, Inc.
Regional Task Force on the Homeless
Residential Management Support System
Salvation Army
San Diego Apartments Association

San Diego Community Housing Corporation
San Diego Habitat for Humanity
San Diego Housing Federation
San Diego Interfaith Housing Foundation
San Diego Workforce Partnership
San Diego Youth and Community Services
Set Free Baptist Fellowship of San Diego
Southern California Housing Collaborative
St. Madeleine Sophie's Center
St. Paul's Senior Homes & Services
Stepping Stone of San Diego
SVDP Management Inc. (dba Father Joe's Villages)
The Fair Housing Council of San Diego
The Rose House
Townspeople
United Way of San Diego

Developers

Affirmed Housing
AMCAL Multi-Housing Inc.
Barone, Galasso, & Associates
BRIDGE Housing Corporation
Hitzke Development Corporation
LINC Housing Corporation
Squier Properties LLC
Urban Housing Communities LLC
Wakeland Housing

Membership Associations

East County Chamber of Commerce
El Cajon Valley Lions Club
El Cajon Women's Club

Local Agencies

City of La Mesa
City of San Diego
City of Santee
Cajon Valley Union School District
County of San Diego
Grossmont College
Grossmont Union High School District
Helix Water District
Padre Dam Municipal Water District

Lenders & Banks

Affinity Home Loans, Inc.
Avalon Mortgage Corporation
Bank of America Home Loans
General Mortgage Corporation
Granite Mortgage, Inc.
Greenpath Funding
Guild Mortgage
Hartman & Associates
IMortgage.com, Inc.
Pacifica Mortgage
Point Mortgage Corp.
San Diego Neighborhood Housing Services Corp.
Union Bank of California
USA Financial Consultants, Inc.
Wells Fargo Bank,
Zeman Mortgage, Inc.

Religious Institutions

Calvary Chapel
Christ Church Unity of El Cajon
El Cajon Church of Christ
First Baptist Church - El Cajon
First Presbyterian Church of El Cajon
Foothills Christian Church
Gateway Church
Holy Trinity Catholic Church
Iglesia Bautista de El Cajon
Kingdom Hall of Jehovahs Witness
Kurdish Community Islamic Center
New Life Church
Our Lady of Grace Catholic Church
Reformation Lutheran Church
Shadow Mountain Community Church
St. Ephrem Maronite Church
St. Gregory of Nyssa Greek Orthodox
St. Kieran Catholic Church
St. Michael Chaldean Catholic Church
The Church of Jesus Christ of Latter-Day Saints

Appendix B: Review of Past Accomplishments

The table below summarizes the City's progress in implementing the housing programs outlined in the 2005-2010 Housing Element. The effectiveness and continued appropriateness of each program is also discussed.

Table B-1: Program Review		
Program	Description	Progress and Continued Appropriateness
<i>Maintenance and Preservation of Housing</i>		
Residential Rehabilitation Single-Family Residential Rehabilitation	The Housing Rehabilitation Loan Program (HRLP) - provides assistance to owner-occupants of single-family homes and mobile homes, using redevelopment set-aside, HOME and CDBG funds. The City will provide rehabilitation assistance, including minor, moderate, and substantial rehabilitation, to 20 owner units and 25 renter units annually for a total of 100 owner units and 125 renter units over five years.	Between 2004 and 2011, the City provided loans to 120 households. With reduced CDBG and HOME funding, the City anticipates rehabilitating only three single-family and five mobile homes in FY 2012-13.
	Mobile Home Rehabilitation Grant - The City funds this grant program using CDBG and HOME funds. Eligible mobile homes must meet the Mobile Home Park Overlay Zone criteria. An elderly or disabled applicant is eligible to receive an additional grant.	<i>Continued Appropriateness:</i> Given the City's age of housing stock, it is important to continue rehabilitation efforts in the City. Both programs are included in the 2013-2020 Housing Element.
	Caring Neighbors - The City funds the Caring Neighbors program operated by the Lutheran Social Services with CDBG funds. This program provides volunteer labor for elderly and disabled homeowners to perform minor rehabilitation work. The City will provide assistance to 60 elderly and disabled residents annually through Caring Neighbors for a total of 300 residents over five years	Between 2004 and 2011, the City assisted 11 households through the program. During FY 2004-2005 the City discontinued participation in this program due to significant reductions in federal funding in recent years and the inability of the agency to perform. <i>Continued Appropriateness:</i> The City no longer participates in this program.

Table B-1: Program Review		
Program	Description	Progress and Continued Appropriateness
Multi-Family Residential Rehabilitation	The City uses redevelopment set-aside and HOME funds to provide assistance to rehabilitate multi-family units. This program provides low interest loans to property owners of 5- to 15-unit multi-family projects.	<p>This Program has remained dormant since it was established in 2002, with no applications having been received. Furthermore, with the dissolution of the Redevelopment Agency, and the significant reduction in HOME funds, the City's ability to pursue additional multi-family rehabilitation projects is seriously compromised.</p> <p><i>Continued Appropriateness:</i> Due to lack of interest and funding, this program is not included in the 2013-2020 Housing Element.</p>
Acquisition/ Rehabilitation	Redevelopment funds may be made available for acquisition/rehabilitation of apartments or for acquisition/conversion of apartments to condominiums.	<p>Between 2004 and 2011, the City worked with the San Diego Habitat for Humanity (SDHFH) to acquire, rehabilitate, and resell homes for income-qualified households. At the writing of this Housing Element (December 2012), SDHFH has acquired and rehabilitated three homes, which were subsequently sold as affordable homes to low income households. The proceeds from the sale will be used to pursue additional acquisition/rehabilitation projects.</p> <p><i>Continued Appropriateness:</i> This program is included in the 2013-2020 Housing Element. However, the City has limited funding available.</p>
Lead-Based Paint Hazard Reduction	The City will continue to educate residents on health dangers of lead and encourage screening of children for elevated blood-lead levels by providing educational materials as part of the City's various housing rehabilitation programs, require testing and lead hazard reduction in conjunction with	<p>The City continues to educate residents and landlords as part of their inspections and also continues to attend meetings and trainings on lead-based paint hazards.</p> <p>In addition, lead-based paint hazard abatement/</p>

Table B-1: Program Review

Program	Description	Progress and Continued Appropriateness
	rehabilitation, provide educational materials on lead hazards to tenants and landlords as part of City inspections, and will require inspections for lead at appropriate times when housing is otherwise being inspected or evaluated.	<p>reduction is incorporated into all of the City's rehabilitation programs.</p> <p><i>Continued Appropriateness:</i> Lead-Based Paint hazard abatement/reduction is included in all City-funded rehabilitation activities. This is not included in the 2013-2020 Housing Element as a separate housing program.</p>
Mobile Home Park Program	The owners of older mobile home parks in El Cajon may begin converting the parks to other more economic uses. In order to protect the residents of mobile home parks, El Cajon adopted a Mobile Home Overlay Zone in the El Cajon Zoning Ordinance in 1992 and applied it to eight existing mobile home parks identified on the City's General Plan Land Use Map. These eight parks are the ones that came closest to meeting the City's standards for new mobile home parks. The overlay zone establishes standards and criteria to be used in the development of new mobile home parks. The overlay zone also establishes procedures mandated by state law to which applications for park closure must adhere.	<p>The City continues to support the Mobile Home Overlay Zone as part of its Zoning Ordinance.</p> <p><i>Continued Appropriateness:</i> The City will continue to offer this zoning provision. However, this is not included in the 2013-2020 Housing Element as a separate program.</p>

Table B-1: Program Review		
Program	Description	Progress and Continued Appropriateness
Section 8 Housing Choice Voucher	The Section 8 Housing Choice Voucher program extends rental subsidies to very low income (50 percent of MFI) families and elderly who spend more than 30 percent of their income on rent. The subsidy represents the difference between the excess of 30 percent of the monthly income and the allowable rent determined by the Section 8 program. Section 8 subsidies are issued in the form of vouchers that permit tenants to locate their own housing and rent units beyond the federally determined fair market rent in an area, provided the tenants pay the extra rent increment.	<p>Between 2004 and 2011, the City provided Section 8 rental assistance to 16,957 households through the Housing Authority of San Diego County. Over 2,400 households in the City are assisted annually by the program.</p> <p>Continued Appropriateness: The City will continue to participate in this program, which remains a key component to the City's overall strategy for maintaining and improving its housing stock.</p>
Home Sharing	The City provides redevelopment set-aside funding to the East County Council on Aging (ECCOA) to administer a shared housing program. This program assists seniors in locating roommates to share existing housing in the community. The majority of the seniors that receive assistance are very low income. The ECCOA indicates that housing costs are generally reduced to below 30 percent of resident income. Roommate matches are made for mobile homes as well as single-family homes. The ECCOA is in the process of merging with the Heartland Human Relation and Fair Housing Association. The ECCOA will continue to operate this program under the merged organization.	<p>Between 2004 and 2009, the City assisted 261 people through the home sharing service. The project was phased out during FY 2008-09 as the agency was having difficulty with owner participation.</p> <p>Continued Appropriateness: This program is removed from the 2013-2020 Housing Element.</p>
Preservation of Assisted Housing at Risk of Converting to Market Rate	A total of 650 units in six HUD-insured projects are at risk of conversion to market rate prior to July, 2014. The City's objective is to either retain or replace as low-income housing all "at risk" units in the City. The El Cajon Community Development Department will	<p>Between 2004 and 2011, the City monitored the status of the City's affordable housing projects.</p> <p>The 105-unit Key Largo Apartments have been identified as an at risk complex as it is scheduled</p>

Table B-1: Program Review

Program	Description	Progress and Continued Appropriateness
	<p>implement the following programs on an ongoing basis to conserve its affordable housing stock. Administered through a four part strategy:</p> <p>Monitor units at risk – Lexington Green, Broadway Apartments, Broadway Apartments II, and Key Largo are all eligible to prepay their remaining HUD-insured Section 236 loans and opt out of low-income use restrictions any time. Furthermore, long-term Section 8 contracts for these projects have already expired. Section 8 subsidies for units in these four projects are renewed on short-term basis and may not be renewed in the future due either to lack of funding at the HUD level or owner decision to opt out of the Section 8 program.</p> <p>Work with potential purchasers - Where feasible, provide technical assistance to these organizations with respect to financing. The City actively pursues affordable housing opportunities and maintains a list of interested and qualified affordable housing developers. The City will update this list annually.</p> <p>Tenant education - The City will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. The City will also provide tenants in "at risk" projects information regarding Section 8 rent subsidies through the Housing Authority of the County of San Diego, and other affordable housing opportunities in the City.</p>	<p>for acquisition and rehabilitation. This project received a Low Income Housing Tax Credit and is preserved as affordable housing, with additional Section 8 assistance.</p> <p><i>Continued Appropriateness:</i> All of the City's affordable housing projects are considered at risk of converting to market-rate housing. This program is included in the 2013-2020 Housing Element.</p>

Table B-1: Program Review

Program	Description	Progress and Continued Appropriateness
	Assist tenants of existing rent restricted units to obtain priority status on Section 8 waiting list - HUD has set aside special Section 8 vouchers for existing tenants in Section 8 projects that are opting out of low income use. Upon conversion, the units will stay affordable to the existing tenants as long as they stay. Once a unit is vacated and new tenant moves in, the unit will convert to market rate housing.	
<i>Housing Opportunities</i>		
Land Use Element/ Zoning	The Land Use Element of the El Cajon General Plan designates approximately 70 percent of the City's land use inventory for residential uses. A variety of residential types are provided in El Cajon, ranging from one to 29 dwelling units per acre, with higher densities achievable through the City's senior housing and density bonus provisions. Over the next five years, the City will provide appropriate land use designations to fulfill the City's share of regional housing needs of 621 units.	<p>The City continues to implement the Land Use Element of the El Cajon General Plan and provided appropriate land use designations to fulfill the City's share of regional housing needs of 621 units.</p> <p><i>Continued Appropriateness:</i> The City will continue to meet its RHNA obligation by providing adequate sites for future development. This program is modified to reflect new land use strategies for the 2013-2020 planning period.</p>

Table B-1: Program Review

Program	Description	Progress and Continued Appropriateness
Target Housing Sites	<p>In an urbanized area like El Cajon, land costs represent the greatest cost component in both multi- and single-family development projects. One way to lower the cost of land per unit is to allow a greater number of units per acre of land, or residential density. As a means of expanding affordable housing opportunities and fulfilling its share of regional housing needs, the City has identified two target areas for development of higher density housing - the Downtown Specific Plan Area and Transit Center Area. It will be important for El Cajon to encourage development at the upper end of its residential density ranges in these target housing areas, particularly to meet the housing needs of seniors, disabled, and other special needs groups.</p>	<p>In 2010, the City approved a 49-unit senior housing project within the Downtown area (SP 182), near the Transit Center. Redevelopment funds were provided to facilitate this four-story mixed-use development that includes housing for the senior. SP 182 provides no density limit for mixed use development as long as all development standards in the SP are met. This project achieved a residential density of 59 units per acre.</p> <p><i>Continued Appropriateness:</i> Downtown and Transit Center continue to be target areas for future high-density residential development. This program will be integrated with the Land Use Element/Zoning program above to reflect new strategies for meeting the RNHA.</p>
Downtown Specific Plan	<p>The City will develop and actively pursue amendment of the Downtown Specific Plan (SP 182) in order to permit higher density stand-alone or mixed use housing in Downtown El Cajon. The Specific Plan will allow “by-right” residential uses at high densities in excess of 40 units per acre in accordance with Government Code 65583.2. Upon amendment of the Specific Plan, the area would have a General Plan designation of Specific Plan and a Zoning designation of SP 182, providing consistency between the General Plan and Zoning Ordinance. The City will ensure residential development capacity in the Downtown Specific Plan area at least of 498 units (including sites that facilitate and encourage the development of 86 very low income, 62 low income, 14 moderate income,</p>	<p>As of July 2011, a Revised Public Review Draft of the Downtown Specific Plan has been made available. However, the Downtown Specific Plan amendment is on hold as of May 2012.</p> <p><i>Continued Appropriateness:</i> As part of the 2013-2020 Housing Element update, the City has developed new land use strategies to address its RHNA.</p>

Table B-1: Program Review		
Program	Description	Progress and Continued Appropriateness
	and 336 above moderate income units) to accommodate the remaining RHNA for the 2005-2010 planning period	
Adequate Sites for Homeless Shelters and Transitional Housing	Small group homes for six or fewer persons can be located in any of the City's residential districts by right. Furthermore, through provisions adopted in the El Cajon Zoning Ordinance, the City allows for the development of transitional service centers, including homeless shelters or transitional housing facilities, in two commercial and industrial zones subject to the approval of a Site Development Plan (SDP). Transitional service centers are permitted in the Manufacturing (M) and Heavy Commercial-Light Industrial (C-M) Zones. Subject to the approval of a Conditional Use Permit, the Zoning Ordinance also permits the development of board and care facilities for more than six persons, including transitional housing facilities, in the City's Multi-Family (R-3) Zone, Multi-Family High Density (R-4) Zone, and Multi-Family High Density High-Rise (R-5) Zone. This CUP requirement does not apply to transitional housing that is developed as multi-family development where each unit is separately maintained by the tenants occupying it; such multi-family development is permitted by right in multi-family zones.	<p>The City amended the Zoning Code to permit emergency shelters by right in the C-M and M zone in 2003, and transitional housing that function as regular housing is permitted as regular housing.</p> <p>Continued Appropriateness: This City has already revised its Zoning Code to address the provision of emergency shelters and transitional housing pursuant to SB 2. This program is removed from the 2013-2020 Housing Element.</p>
<i>Assist in the Development of Affordable Housing</i>		
Density Bonus	In 2004, the State adopted new density bonus provisions (SB 1818) that went into effect on January 1, 2005, and the City adopted a local Density Bonus Ordinance in October 2005. Consistent with the new	The City continues to provide density bonus incentives pursuant to State law to facilitate affordable housing development and additional incentives to encourage the construction of

Table B-1: Program Review

Program	Description	Progress and Continued Appropriateness
	<p>State law (Government Code sections 65913.4 and 65915), the City will continue to offer residential density bonuses as a means of encouraging affordable housing development. In exchange for setting aside a portion of the development as units affordable to lower and moderate income households, the City will grant a bonus over the otherwise allowed density, and up to three financial incentives or regulatory concessions. These units must remain affordable for a period of 30 years. Pursuant to State law, the density bonus increases with the proportion of affordable units and the depth of affordability (e.g. very low income versus low income, or moderate income). The maximum density bonus a developer can receive is 35 percent when a project provides 10 percent of the units for very low income households, 20 percent for low income households, or 40 percent for moderate income households. A project qualifying for State density bonus can also utilize State-established parking standards. In addition to State mandated density bonus concessions, the City has adopted provisions in its Zoning Ordinance to provide for the construction of affordable housing for the elderly or handicapped. The City provides for reduced parking requirements and increased density up to 50 dwelling units per net acre in the RP, R-3, and R-4 zones.</p>	<p>housing for seniors and disabled.</p> <p>A 49-unit senior housing is under construction at Downtown El Cajon. However, as a mixed use project in the Downtown area, this project is not subject to any density limit. This project achieved a residential density of 59 units per acre.</p> <p><i>Continued Appropriateness:</i> Density bonus remains an effective tool in encouraging affordable housing development. This program is included in the 2013-2020 Housing Element.</p>
First-Time Homebuyer Assistance	<p>Redevelopment Set-Aside (1/4 funding sources) - The redevelopment set-aside funds is primarily used to provide assistance to moderate income households.</p> <p>Overall First-Time Homebuyer Assistance Objectives:</p>	<p>Between 2004 and 2011, the City assisted 64 housing units with homebuyer assistance using redevelopment set-aside, HOME, and CalHOME funds. The ADDI program was discontinued by HUD in FY 2009.</p>

Table B-1: Program Review

Program	Description	Progress and Continued Appropriateness
	Over the five-year period, the City plans to assist 10 first-time buyers annually for a total of 50 households over 5 years. Additionally, the Redevelopment Agency will offer an Education program for qualified first-time homebuyers.	<p>Continued Appropriateness: In 2010, the El Cajon Redevelopment Agency established the Greenovation Program for the acquisition, rehabilitation and resale of foreclosed single family properties in the Redevelopment Project Area. Following release of an RFP for the provision of this Program, the Agency entered into an agreement with Bay Kitchen & Bath to identify vacant, bank-owned single family homes within the El Cajon Redevelopment Project Area, to acquire or assist in acquiring properties, to substantially rehabilitate the units by including Green or sustainable improvements, and then to sell those dwellings to low and moderate income households under the California Dream First-Time Homebuyer Program. The Agency pledged Low and Moderate Income Housing funds to underwrite this Program and the Housing Authority will assume the commitment. In using these funds, the El Cajon Housing Authority will record affordability covenants on each dwelling to ensure their continued affordability. The Greenovation Program is included in the 2013-2020 Housing Element.</p>
	HOME (2/4 funding sources) -The HOME-funded program provides assistance to very low and low income households.	
	American Dream Downpayment Initiative (ADDI) Program (3/4 funding sources) - This new HUD program will provide funding through the HOME program for downpayment assistance to low-income first-time homebuyers to help in the purchase of a home. Funding will most likely be used to complement the HOME-funded assistance. The loan may be forgiven upon the borrower's completion of a "community involvement" participatory activity. The details of community involvement activities are being developed jointly by the City's Housing staff and the El Cajon Community Development Corporation.	
	CalHOME (4/4 funding sources)- CalHOME funds will be used in conjunction with the HOME and ADDI funded first time homebuyers programs at a 2:1 ratio as long as the CalHOME funds last.	
Mortgage Credit Certificates	The Mortgage Credit Certificate (MCC) is a way for the City to further leverage homeownership assistance. MCCs are certificates issued to income qualified first-time homebuyers authorizing the household to take a credit against federal income taxes of up to 15 percent of the annual mortgage interest paid. The City is a	<p>Between 2004 and 2011, 53 housing units were assisted in the City through the MCC program</p> <p>Continued Appropriateness: The City continues to participate in the Regional Mortgage Credit</p>

Table B-1: Program Review		
Program	Description	Progress and Continued Appropriateness
	part of a coalition consisting of the County of San Diego and several other cities in providing MCCs to income-qualified first-time homebuyers. The coalition hires a consultant to administer the program and the City contributes to the administration costs annually using redevelopment set-aside funds. The City will promote the program by advertising the program's goal of assisting six households annually, for a total of 30 household over five years.	Certificate program and assists the County in promoting program use.
Non-Profit Housing Development Corporations	<p>The City will continue to augment and refine the list of non-profit developers for purposes of coordinating their involvement in affordable housing development in the City.</p> <p>Annually, as the City plans for its use of HOME and Redevelopment housing set-aside funds, the City will contact existing local non-profit groups to coordinate the development of family and other types of affordable housing in El Cajon.</p>	<p>Between 2004 and 2011, the City worked with the following CHDOs to develop affordable housing:</p> <ul style="list-style-type: none"> • San Diego Habitat for Humanity has acquired and rehabilitated three homes, which were subsequently sold as affordable homes to low income households • Affirmed Housing Group for the construction of 49 senior housing units. <p>Continued Appropriateness: When sufficient funds are accumulated and/or when a potential project is identified, funding will be provided to a qualified non-profit developer. The City continues to refine its list of potential non-profit developers of affordable housing. This program is included in the 2013-2020 Housing Element.</p>
Land Assemblage and Write-Down	The City can utilize both CDBG and redevelopment monies to write-down the cost of land or subsidize on- and off-site improvements for the development of low and moderate income housing. The intent of this program is to reduce land costs to the point that it	The Redevelopment Agency entered into an Affordable Housing Agreement on March 11, 2009 with Weiland Development Company for the use of Low/Mod Income Housing Funds for the acquisition of 26 parcels on Birchwood Lane for

Table B-1: Program Review

Program	Description	Progress and Continued Appropriateness
	<p>becomes economically feasible for the private developer to build units that are affordable to low and moderate income households. As part of the land write-down program, the City will also assist in acquiring and assembling properties to facilitate residential or mixed use development in the Downtown Specific Plan and Transit Center areas. The City will also target abandoned buildings and neglected properties for acquisition, relocation, demolition and construction of new for-sale units</p>	<p>development of affordable housing. Agency participation is an estimated 45.58 percent of the total development cost. Also, HOME funds were allocated to this project to assist low-income first-time homebuyers.</p> <p>Continued Appropriateness: The City continues to facilitate land assemblage for affordable housing development with focus on the Downtown Specific Plan Area and Transit Area Center. However, due to the elimination of the Redevelopment Agency, this program is not included in the 2013-2020 Housing Element.</p>
Pursue Affordable Housing Funding Sources	<p>Successful implementation of Housing Element and Consolidated Plan programs to create affordable housing will depend on a variety of State, Federal, and local funding sources.</p>	<p>The City leveraged several sources to provide affordable housing opportunities to low and moderate income households through the Chambers Sr. Residences, Birchwood Lane and Wisconsin Cottages projects.</p> <p>Continued Appropriateness: With the dissolution of the Redevelopment Agency and significant funding reductions at the federal level, it is critical that the City pursue other funding sources to expand and preserve affordable housing in the community. This program is included in the 2013-2020 Housing Element as identified in each funding source.</p>
<i>Removal of Governmental Constraints to Housing Development</i>		
Zoning Ordinance	<p>The Zoning Code provides for a wide variety of housing types, ranging from single-family residences to high density apartments and mixed use projects.</p>	<p>The City continues to monitor its Zoning Code and its effectiveness in facilitating mixed use and residential development in the City.</p>

Table B-1: Program Review		
Program	Description	Progress and Continued Appropriateness
	This variety in housing works towards fulfilling the housing needs of all segments of the population. Annually, the City will monitor the Ordinance to ensure standards do not excessively constrain affordable residential development.	<i>Continued Appropriateness:</i> The 2013-2020 Housing Element anticipates new land use strategies to address its RHNA obligations. The Zoning Ordinance may need to be amended to be consistent with the land use strategies.
Second Units	Second units provide additional low cost housing opportunities to El Cajon. El Cajon allows second units to be constructed on any residentially zoned lot in the City which contains only one single-family dwelling. Second units are to be constructed in conformance with specific second unit standards as well as the standards in the zone the unit is built. Over the five-year period, the City's goal is to achieve three second units annually.	Between 2004 and 2011, the City approved the development of 12 second housing units. <i>Continued Appropriateness:</i> The City will continue to allow for second units pursuant to State law. This program is included in the 2013-2020 Housing Element.
Condominium Conversions	The El Cajon Condominium Conversion Ordinance allows existing apartments to convert into condominium ownership, while providing rights to existing tenants. The conversion process requires that a minimum of 60 days notice is provided to all tenants prior to the filing of a tentative map as required by State law. Each of the tenants will have the right of first purchase of their respective units. The City uses a combination of HOME, ADDI, CalHOME, and Redevelopment housing set-aside funds to provide first-time homebuyer assistance for tenants in purchasing the converted units. Tenants not interested in purchasing the converted units will be paid the equivalent of one month's rent as relocation assistance. The tenants must remain until the final notice of eviction has been issued to be eligible for the relocation	Between 2004, and 2011, the City continued to support the Ordinance. Specifically, during FY 2010-11, permits were issued for 76 units for conversion to condominium ownership. <i>Continued Appropriateness:</i> The City continues to allow existing apartments to convert into condominium ownership, while providing rights to existing tenants. First-Time Homebuyer assistance to purchase converted units is subject to funding and restrictions of the program.

Table B-1: Program Review		
Program	Description	Progress and Continued Appropriateness
	assistance. The City offers homeownership assistance with the conversions as a mechanism to provide affordable homeownership opportunities.	
Development Fees	The City charges various fees and assessments to cover the costs of processing permits and to provide services and facilities to the project. The City's development fees continue to be among the lowest in all of San Diego County. Nevertheless, development fees still contribute to the cost of housing. The City uses redevelopment set-aside, HOME, and CDBG funds to offset fees and assist in the development of affordable housing. Annually, the City will monitor all residential development fees to assess their impact on housing costs and will continue to provide financial assistance to affordable housing projects to offset the cost impact of development fees.	<p>Given the recession and budget cuts at the state, federal, and local levels, few affordable development projects were able to break ground over the past few years. In 2010, the City assisted in the development of 49 senior housing units by the Affirmed Housing Group by providing a land write-down.</p> <p>Continued Appropriateness: The City's development fees continue to be among the lowest in San Diego County and contribute to lower housing development fees. Due to budget constraints, the City will not be offering development fee waivers or reductions. This program is removed from the 2013-2020 Housing Element.</p>
Reasonable Accommodation	To implement recommendations of the Analysis of Impediments (AI) to Fair Housing Choice, the City will adopt a formal policy on granting reasonable accommodations to persons with disabilities regarding the development, improvement and preservation of housing. By the end of 2007 the City will adopt a reasonable accommodation policy.	<p>The City has not yet adopted a reasonable accommodation policy.</p> <p>Continued Appropriateness: This program is included in the 2013-2020 Housing Element.</p>
Expedited Project Review	A community's evaluation and review process for housing projects contributes to the cost of housing because holding costs incurred by developers are ultimately reflected in the unit's selling price. To help minimize holding costs, the City offers a streamlined	The City continues to support an expedited project review for projects with an affordable housing component. The City also finalized "A Guide to Discretionary Project Review" which includes performance standards for review times.

Table B-1: Program Review

Program	Description	Progress and Continued Appropriateness
	<p>permit process for projects with an affordable housing component. The City will offer to streamlined permit processing for projects with an affordable housing component.</p>	<p>However, due to the depressed housing market, few development projects occurred during the last few years. Therefore, there had not been any backlog of projects.</p> <p><i>Continued Appropriateness:</i> As needed, the City will continue to offer expedited review for affordable housing projects. This program is included in the 2013-2020 Housing Element.</p>
<i>Promote Equal Housing Opportunities</i>		
Fair Housing	<p>El Cajon contracts with the Heartland Human Relations and Fair Housing Association to provide a wide range of housing services to residents. Heartland Human Relations serves as a fair housing resource for the area, providing a wide-range of services for citizens</p>	<p>The City continues to offer fair housing services through a qualified fair housing services provider. The City continued to implement the recommendations of the 2005 San Diego County Regional Analysis of Impediments to Fair Housing Choice (AI) and contract with a fair housing service provider to provide fair housing services to El Cajon residents. In 2010, the City participated in the regional effort to update the AI.</p> <p><i>Continued Appropriateness:</i> The City continues to promote fair housing in the community. This program is included in the 2013-2020 Housing Element.</p>

Table B-2: Specific Housing Objectives by Income Category

	Very Low		Low		Moderate		Upper		Total	
	Objectives	Actual	Objectives	Actual	Objectives	Actual	Objectives	Actual	Objectives	Actual
Units to be Constructed (RHNA)	86	8	75	59	115	200	343	105	621	372
Units to be Rehabilitated										
Rehabilitation Assistance	100	40	125	80					225	120
Caring Neighbors	150	5	150	6					300	11
Units to be Conserved (at-risk)	650	650							650	650
Households to be Assisted										
First-Time Homebuyers/MCCs	10		35		35	53			80	53
Total	996		385		152		343		1,876	1,206

Appendix C: Sites Inventory

Map ID	Site Group	APN	Address	Existing Units	Acreage	GP	Zone	Max. Units (@ 40 du/ac)	Potential Units (@ 32 du/ac)	Comments
74	2	48230201	490 N MAGNOLIA AVE	0	0.53	SDA9	O-P	21	16	Existing retail/commercial and low-rise office buildings with large adjacent parking lots.
139	2	48717138	414 N MAGNOLIA AVE	1	0.84	SDA9	C-G	33	25	
804	2	48230202	480 N MAGNOLIA AVE	0	0.42	SDA9	O-P	16	12	
1009	2	48717137	456 N MAGNOLIA AVE	1	0.79	SDA9	C-G	31	23	
1010	2	48717147	460 N MAGNOLIA AVE	1	0.42	SDA9	C-G	16	11	
459	3	48801024	405 N MAGNOLIA AVE	0	0.34	SDA9	C-G	13	10	Existing restaurant, older low-rise retail/commercial (some vacant), and hotel/motel buildings with adjacent parking lots.
460	3	48801025	451 N MAGNOLIA AVE	0	0.81	SDA9	C-G	32	25	
461	3	48801027	463 N MAGNOLIA AVE	0	0.42	SDA9	C-G	16	12	
462	3	48801036	475 N MAGNOLIA AVE	0	0.56	SDA9	C-G	22	17	
457	4	48801013	172 WELLS AVE	1	0.24	HR	O-P	9	6	Vacant lot and existing office building.
1170	4	48801023	166 WELLS AVE	0	0.13	HR	C-G	5	4	
149	5	48717222	374 N MAGNOLIA AVE	2	0.63	SDA9	RS-6	25	18	Low-rise commercial buildings with parking lots and older multi-family units.
150	5	48717227	164 W PARK AVE	0	0.37	SDA9	O-P	14	11	
1026	5	48717249	396 N MAGNOLIA AVE	1	0.55	SDA9	C-G	22	16	
1033	5	48717270	140 W PARK AVE	0	0.48	SDA9	O-P	19	15	
1037	5	48717275	330 N MAGNOLIA AVE	0	0.71	SDA9	C-G	28	22	
71	7	48230106	0 N MAGNOLIA AVE	0	0.57	SDA9	C-G	22	17	Vacant lot, medical office, and existing restaurant with large parking lot.
73	7	48230111	555 MONTROSE CT	1	1.53	SDA9	O-P	61	47	
803	7	48230105	150 W MADISON AVE	1	0.65	SDA9	O-P	25	19	
538	8	48823303	555 E MAIN ST	0	0.13	GC	C-G	5	4	Low-rise retail/commercial, large warehouse building and large parking lots in rear.
539	8	48823304	575 E MAIN ST	1	0.14	GC	C-G	5	3	
540	8	48823306	677 E MAIN ST	0	0.14	GC	C-G	5	4	
541	8	48823307	0 E MAIN ST	0	0.14	GC	C-G	5	4	
542	8	48823308	689 E MAIN ST	0	0.14	GC	C-G	5	4	
1212	8	48823301	525 E MAIN ST	1	0.60	GC	C-G	23	17	

Table C-1: Mixed Use Sites in SP 182

Map ID	Site Group	APN	Address	Existing Units	Acreage	GP	Zone	Max. Units (@ 40 du/ac)	Potential Units (@ 32 du/ac)	Comments
1213	8	48823302	533 E MAIN ST	0	0.29	GC	C-G	11	8	Older low-rise retail/commercial buildings
1214	8	48823305	665 E MAIN ST	0	0.14	GC	C-G	5	4	
486	9	48811310	620 E MAIN ST	0	0.36	GC	C-G	14	11	
479	10	48811219	422 E MAIN ST	0	0.16	GC	C-G	6	4	
480	10	48811220	484 E MAIN ST	1	0.16	GC	C-G	6	3	
481	10	48811223	550 E MAIN ST	1	0.70	GC	C-G	28	21	
482	10	48811225	130 ROANOKE RD	3	0.19	HR	RM-2200	7	2	
483	10	48811243	522 E MAIN ST	1	0.76	HR	RM-2200	30	23	
484	10	48811267	410 E MAIN ST	0	0.31	GC	C-G	12	9	
1175	10	48811221	502 E MAIN ST	0	0.33	GC	C-G	13	10	
1176	10	48811222	518 E MAIN ST	1	0.50	GC	C-G	19	14	
1177	10	48811224	562 E MAIN ST	1	0.18	GC	C-G	7	4	
477	11	48811124	388 E MAIN ST	0	0.25	SDA9	C-R	10	8	Existing restaurant and parking lot.
478	11	48811134	0 BALLANTYNE ST	0	0.18	SDA9	C-R	7	5	
534	12	48823204	445 E MAIN ST	1	0.17	GC	C-G	6	3	Vacant single-family home and existing retail/commercial buildings.
537	12	48823231	421 E MAIN ST	0	0.27	GC	C-G	10	8	
1211	12	48823203	423 E MAIN ST	6	0.30	GC	C-G	11	2	
519	16	48821101	261 E MAIN ST	0	0.33	SDA9	C-G	13	10	Older retail/commercial buildings, some of which vacant.
520	16	48821102	261 E MAIN ST	0	0.10	SDA9	C-G	3	2	
1195	16	48821104	245 E MAIN ST	1	0.16	SDA9	C-G	6	3	
1196	16	48821105	237 E MAIN ST	1	0.25	SDA9	C-G	9	6	
1197	16	48821106	229 E MAIN ST	0	0.07	SDA9	C-G	2	1	
1198	16	48821107	221 E MAIN ST	0	0.17	SDA9	C-G	6	4	
1199	16	48821121	201 E MAIN ST	0	0.35	SDA9	C-G	14	11	
469	20	48808304	0 REA AVE	0	0.12	SDA9	C-R	4	3	Existing restaurant and parking lot.
475	20	48808323	194 E MAIN ST	0	0.08	SDA9	C-R	3	2	
170	21	48719251	0 N SUNSHINE AVE	0	0.41	SDA9	C-R	16	12	Parking lot.
487	23	48815102	237 W MAIN ST	0	0.16	SDA9	C-G	6	4	Existing buildings surrounded by large
488	23	48815105	205 W MAIN ST	0	0.17	SDA9	C-G	6	4	

Table C-1: Mixed Use Sites in SP 182

Map ID	Site Group	APN	Address	Existing Units	Acreage	GP	Zone	Max. Units (@ 40 du/ac)	Potential Units (@ 32 du/ac)	Comments
492	23	48815118	0	0	0.20	SDA9	C-G	7	5	parking areas.
1181	23	48815117	291 W MAIN ST	1	0.15	SDA9	C-G	5	3	
1182	23	48815120	231 W MAIN ST	1	0.34	SDA9	C-G	13	9	
273	37	48733103	0 W MAIN ST	1	0.22	SDA9	C-G	8	5	Existing older buildings with parking.
274	37	48733104	127 VAN HOUTEN AVE	0	0.09	SDA9	C-G	3	2	
287	37	48734106	351 MAIN ST	1	0.37	SDA9	C-G	14	10	
1142	37	48733102	393 W MAIN ST	1	0.16	SDA9	C-G	6	3	
278	39	48733123	435 W MAIN ST	1	0.15	SDA9	C-G	6	3	Existing motel and restaurant surrounded by large parking lots.
280	39	48733125	450 W DOUGLAS ST	0	0.48	SDA9	C-G	19	15	
281	39	48733126	0 DOUGLAS ST	0	0.39	SDA9	C-G	15	12	
1144	39	48733135	401 W MAIN ST	0	0.84	SDA9	C-G	33	26	
261	40	48732106	137 S JOHNSON AVE	0	0.38	SDA10	C-M	15	12	Older warehouse and low-rise commercial buildings with parking, some of which vacant.
264	40	48732127	623 W MAIN ST	1	1.09	SDA10	C-M	43	33	
265	40	48732131	0	0	0.26	SDA10	C-M	10	8	
266	40	48732133	601 W MAIN ST	0	0.79	SDA10	C-M	31	24	
1127	40	48732111	553 W MAIN ST	0	0.18	SDA10	C-M	7	5	
1138	40	48732129	533 W MAIN ST	1	0.20	SDA10	C-M	8	5	
1139	40	48732130	537 W MAIN ST	1	0.18	SDA10	C-M	7	4	
1140	40	48732134	613 W MAIN ST	0	0.71	SDA10	C-M	28	22	
1141	40	48732135	153 S JOHNSON AVE	0	0.30	SDA10	C-M	12	9	Older low-rise commercial buildings
82	41	48333022	0 N MAGNOLIA AVE	0	0.36	SDA9	C-G	14	11	
806	41	48333032	112 E MADISON AVE	0	0.17	SDA9	C-G	6	4	
807	41	48333033	126 E MADISON AVE	1	0.14	SDA9	C-G	5	3	
808	41	48333034	531 N MAGNOLIA AVE	0	0.38	SDA9	C-G	15	12	Older commercial buildings and parking.
239	42	48730229	701 W MAIN ST	1	0.35	SDA10	C-M	13	9	
1106	42	48730228	132 S JOHNSON AVE	0	0.20	SDA10	C-M	8	6	
1107	42	48730231	737 W MAIN ST	1	0.58	SDA10	C-M	23	17	
228	43	48730119	0 RICHARDSON AVE	0	0.20	LI	C-M	8	6	Older commercial buildings and lot used for
229	43	48730125	101 RICHFIELD AVE	1	0.24	LI	C-M	9	6	

Table C-1: Mixed Use Sites in SP 182

Map ID	Site Group	APN	Address	Existing Units	Acreage	GP	Zone	Max. Units (@ 40 du/ac)	Potential Units (@ 32 du/ac)	Comments
1097	43	48730126	821 W MAIN ST	1	0.12	LI	C-M	4	2	vehicle storage.
1098	43	48730127	813 W MAIN ST	0	0.13	LI	C-M	5	4	
1099	43	48730130	104 RICHARDSON AVE	1	0.23	LI	C-M	9	6	
200	44	48728227	935 W MAIN ST	0	0.12	LI	C-M	4	3	Older buildings, one of which with a large read parking lot, and vacant lot.
201	44	48728228	0 W MAIN ST	0	0.13	LI	C-M	5	4	
202	44	48728229	925 W MAIN ST	0	0.12	LI	C-M	4	3	
203	44	48728232	0 W MAIN ST	0	0.12	LI	C-M	4	3	
1070	44	48728231	939 W MAIN ST	0	0.12	LI	C-M	4	3	
1071	44	48728233	905 W MAIN ST	1	0.33	LI	C-M	13	9	
188	45	48728131	0 W MAIN ST	0	0.12	SDA11	C-M	4	3	Existing commercial building with parking lots on both sides.
189	45	48728133	0 W MAIN ST	0	0.12	SDA11	C-M	4	3	
1061	45	48728132	1033 W MAIN ST	1	0.12	SDA11	C-M	4	2	
107	46	48712249	698 W MAIN ST	0	1.57	SDA10	C-M	62	49	Existing buildings on large lots with large parking areas.
132	46	48716005	476 W MAIN ST	0	0.20	HR	C-G	7	5	
133	46	48716007	444 W MAIN ST	1	0.81	GC	C-G	32	25	
810	46	48712240	556 W MAIN ST	1	1.47	SDA10	C-M	58	46	
811	46	48712248	698 W MAIN ST	1	1.45	SDA10	C-M	57	45	
821	46	48716004	464 W MAIN ST	1	0.91	HR	C-G	36	28	
822	46	48716015	0 W MAIN ST	0	0.07	HR	RM-2200	2	1	Existing low-rise building with parking and adjacent vacant lot.
161	47	48717325	0 W PARK AVE	0	0.17	SDA9	RS-6	6	4	
162	47	48717326	0 W PARK AVE	0	0.27	SDA9	RS-6	10	8	
164	47	48717337	234 N MAGNOLIA AVE	1	0.55	SDA9	C-G	22	16	
					39.26			1,515	1,124	

Site Group 2



Deteriorated building walls



Large parking lot



Older low-rise buildings

Site Group 3



Large parking lot



Vacant retail/commercial buildings



Older low-rise buildings

Site Group 4



Vacant lot and low-rise commercial building



Low-rise commercial building



Vacant lot

Site Group 5



Overview of older multi-family units and low-rise retail/commercial buildings



Low-rise commercial/retail buildings.

Site Group 7



Overview of existing buildings and vacant lot (top right)



Vacant lot



Existing restaurant with large parking lot

Site Group 8



Large warehouse



Existing restaurant with parking in rear



Existing retail/commercial buildings

Site Group 9



Overview of existing low-rise office buildings



Older low-rise office building with parking



Small cottages

Site Group 10



Older retail/commercial buildings



Older retail/commercial buildings



Older retail/commercial buildings

Site Group 11



Overview of site



Existing restaurant

Site Group 12



Vacant single-family home



Existing retail/commercial buildings.

Site Group 16



Vacant retail/commercial building



Vacant retail/commercial building



Older retail/commercial building

Site Group 20



Local existing restaurant



Parking lot

Site Group 21



Overview of site



Parking lot in shopping center

Site Group 23



Overview of sites



Existing restaurant with large parking lot



Existing building with large parking lot

Site Group 37



Overview of existing buildings



Existing bar



Existing restaurant

Site Group 39



Overview of existing buildings and parking lots



Existing motel



Parking lot behind existing restaurant

Site Group 40



Overview of existing buildings



Large vacant lot



Boarded up building

Site Group 41



Overview of existing buildings



Older retail/commercial buildings



Older retail/commercial buildings

Site Group 42



Overview of existing buildings



Commercial building



Commercial building with parking in rear

Site Group 43



Overview of existing buildings



Commercial building



Building with deteriorating structure in rear

Site Group 44



Overview of existing buildings, vacant lot, and parking lot



Older building

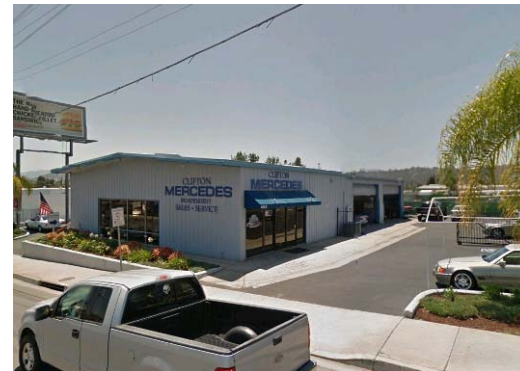


Vacant lot and parking lot in rear

Site Group 45



Overview of existing building



Building with parking on both sides

Site Group 46



Overview of existing buildings



Building with parking lot in front



Building with large parking lots

Site Group 47



Overview of existing building, parking lot, and vacant lot



Low-rise building



Parking lot and vacant lot in rear

Table C-2: Sites That Will Permit High Density Residential Only in SP 182

Map ID	Site Group	APN	Address	Existing Units	Acreage	GP	Zone	Max. Units (@ 40 du/ac)	Potential Units (@ 32 du/ac)	Comments
69	1	48228308	375 W MADISON AVE	1	0.32	O/NR	C-N	12	8	Existing low-rise retail/commercial buildings with large parking lots.
137	1	48717133	0 N MAGNOLIA AVE	0	0.18	HR	O-P	7	5	
138	1	48717134	414 N MAGNOLIA AVE	0	0.67	HR	O-P	26	20	
141	1	48717146	0 MADISON AVE	0	0.45	O/NR	P	18	14	
142	1	48717150	225 W MADISON AVE	1	1.55	O/NR	O-P	62	48	
800	1	48228305	275 W MADISON AVE	1	0.43	O/NR	O-P	17	12	
801	1	48228306	337 W MADISON AVE	0	0.33	O/NR	O-P	13	10	
802	1	48228309	359 W MADISON AVE	1	0.36	O/NR	O-P	14	10	
805	1	48230206	185 W MADISON AVE	1	0.42	O/NR	O-P	16	11	
1008	1	48717129	220 WISCONSIN AVE	3	0.29	HR	RM-2200	11	5	
10001	7	48230110	550 MONTROSE CT	0	3.05	SDA9	O-P	121	48	Existing motel.
548	8	48823351	0 TAFT AVE	0	1.17	HR	P	46	36	Large parking lots behind street-front buildings; existing attached building.
549	8	48823353	0 MAIN ST	0	0.15	GC	P	5	4	
1278	8	48823347	0	0	1.10	GC	C-G	43	34	
530	14	48823117	0	0	0.40	SDA9	O-P	15	12	Older low-rise commercial/office buildings; vacant lot.
531	14	48823119	0	0	0.41	SDA9	O-P	16	12	
532	14	48823124	220 AVOCADO AVE	1	0.35	SDA9	O-P	13	9	
533	14	48823125	226 AVOCADO AVE	1	0.27	SDA9	O-P	10	7	
1207	14	48823110	205 CLAYDELLE AVE	0	0.35	SDA9	O-P	13	10	
1208	14	48823112	211 CLAYDELLE AVE	0	0.27	SDA9	O-P	10	8	
1209	14	48823118	151 CLAYDELLE AVE	0	0.40	SDA9	O-P	16	12	
1210	14	48823123	230 AVOCADO AVE	0	1.43	SDA9	O-P	57	45	
521	17	48821217	275 E DOUGLAS AVE	0	0.58	SDA9	O-P	23	18	
10010	19	48821122			0.58	SDA9	C-G	23	18	Large parking lot.
514	19	48819111	0 DOUGLAS AVE	0	0.37	SDA9	C-G	14	11	
515	19	48819112	0 DOUGLAS AVE	0	0.19	SDA9	C-G	7	5	
516	19	48819113	0 DOUGLAS AVE	0	0.18	SDA9	C-G	7	5	
489	24	48815112	151 S SUNSHINE AVE	1	0.38	SDA9	C-G	15	11	Existing commercial

Table C-2: Sites That Will Permit High Density Residential Only in SP 182

Map ID	Site Group	APN	Address	Existing Units	Acreage	GP	Zone	Max. Units (@ 40 du/ac)	Potential Units (@ 32 du/ac)	Comments
490	24	48815115	260 W DOUGLAS AVE	1	0.19	SDA9	C-G	7	4	buildings and surrounded by large parking lots.
491	24	48815116	224 DOUGLAS AVE	0	0.18	SDA9	C-G	7	5	
1180	24	48815114	148 S ORANGE AVE	0	0.15	SDA9	C-G	5	4	
1183	24	48815121	132 S ORANGE AVE	0	0.25	SDA9	C-G	10	8	
501	25	48816204	233 S ORANGE AVE	3	0.19	SDA9	O-P	7	2	Existing single-family homes and parking lot.
502	25	48816205	241 S ORANGE AVE	1	0.19	SDA9	O-P	7	4	
503	25	48816213	120 W LEXINGTON AVE	1	0.26	SDA9	O-P	10	7	
527	26	48822132	277 E LEXINGTON AVE	0	0.17	O/NR	O-P	6	4	Low-rise office/professional buildings; church with parking lot.
1203	26	48822130	309 PRESCOTT AVE	1	0.65	O/NR	O-P	26	19	
1204	26	48822131	269 E LEXINGTON AVE	1	0.21	O/NR	O-P	8	5	
1205	26	48822133	291 E LEXINGTON AVE	1	0.22	O/NR	O-P	8	5	
10011	26	48816217	200 S MAGNOLIA AVE			O/NR	O-P	34	27	
528	27	48822201	235 E LEXINGTON AVE	0	0.27	O/NR	O-P	10	8	Older low-rise office/professional building with unpaved parking lot.
518	28	48820001	145 E LEXINGTON AVE	0	0.23	O/NR	O-P	9	7	Low-rise buildings with parking in rear; open space in between.
1192	28	48820002	127 E LEXINGTON AVE	0	0.18	O/NR	O-P	7	5	
1193	28	48820056	109 E LEXINGTON AVE	1	0.42	O/NR	O-P	16	11	
508	29	48817218	314 S MAGNOLIA AVE	0	0.10	O/NR	O-P	3	2	Small commercial building.
507	30	48817202	317 S ORANGE AVE	1	0.17	LMR	O-P	6	3	Low-rise commercial building with parking lot; single-family home.
1191	30	48817201	175 W LEXINGTON AVE	1	0.24	LMR	O-P	9	6	
497	31	48816111	0	0	0.12	SDA9	O-P	4	3	Single-family homes on large lots; church.
498	31	48816113	224 S ORANGE AVE	1	0.17	SDA9	O-P	6	3	
499	31	48816114	216 S ORANGE AVE	1	0.17	SDA9	O-P	6	3	
500	31	48816117	208 W LEXINGTON AVE	0	0.30	SDA9	O-P	12	9	
505	32	48817109	316 S ORANGE AVE	1	0.20	LMR	O-P	7	4	Low-rise office building with parking lot; single-family home.
1190	32	48817116	215 W LEXINGTON AVE	1	0.23	LMR	O-P	9	6	
494	33	48816104	225 S SUNSHINE AVE	1	0.17	SDA9	O-P	6	3	Single-family homes,

Table C-2: Sites That Will Permit High Density Residential Only in SP 182

Map ID	Site Group	APN	Address	Existing Units	Acreage	GP	Zone	Max. Units (@ 40 du/ac)	Potential Units (@ 32 du/ac)	Comments
495	33	48816107	248 W LEXINGTON AVE	1	0.10	SDA9	O-P	3	1	some of which with unfinished curbs; office buildings.
496	33	48816108	240 W LEXINGTON AVE	2	0.12	SDA9	O-P	4	1	
1185	33	48816102	227 DOUGLAS AVE	0	0.06	SDA9	O-P	2	1	
1186	33	48816103	215 S SUNSHINE AVE	1	0.15	SDA9	O-P	6	3	
1187	33	48816105	227 S SUNSHINE AVE	4	0.16	SDA9	O-P	6	0	
1188	33	48816116	239 S SUNSHINE AVE	1	0.16	SDA9	O-P	6	3	
504	34	48817103	315 S SUNSHINE AVE	2	0.14	LMR	O-P	5	2	Single-family homes on large lots with unmaintained yards.
506	34	48817117	303 S SUNSHINE AVE	1	0.14	LMR	O-P	5	3	
1189	34	48817102	229 W LEXINGTON AVE	1	0.08	LMR	O-P	3	1	
290	35	48735113	333 W LEXINGTON AVE	1	0.26	LMR	O-P	10	7	Low-rise commercial building with parking lot and large rear storage lot; single-family home.
291	35	48735116	320 S SUNSHINE AVE	2	0.13	LMR	O-P	5	2	
292	35	48735117	0 LEXINGTON AVE	0	0.12	LMR	O-P	4	3	
288	36	48734203	230 S SUNSHINE AVE	0	0.15	SDA9	O-P	6	4	Large vacant lot.
289	36	48734206	0 S SUNSHINE ST	0	0.92	SDA9	O-P	36	28	
286	37	48734105	301 W MAIN ST	0	0.99	SDA9	C-G	39	15	Older low-rise retail/commercial buildings; County building.
1143	37	48733105	151 VAN HOUTEN AVE	0	0.50	SDA9	O-P	19	15	
1145	37	48734104	300 DOUGLAS AVE	0	0.33	SDA9	O-P	13	10	
10004	38	48733130	437 W DOUGLAS AVE	0	0.18	O/NR	O-P	7	5	Older low-rise retail/commercial buildings.
10005	38	48733119	200 W VAN HOUTEN AVE	0	0.40	O/NR	O-P	16	12	
282	38	48733129	449 W DOUGLAS AVE	0	0.30	O/NR	O-P	11	8	
					27.62			1,101	739	

Site Group 1



Overview of existing buildings and parking lots



Older low-rise building



Large parking lot

Site Group 7



Overview of existing motel



Large parking lots surrounding motel

Site Group 8



Overview of existing building and parking lots



Large rear parking lots



Attached building behind warehouse

Site Group 14



Overview of existing building, parking lot, and vacant lot



Older low-rise buildings and vacant lot



Older low-rise buildings

Site Group 19



Overview of parking lot



Parking lot behind street-front retail

Site Group 24



Overview of existing buildings and parking lots



Large parking lot behind existing buildings



Existing buildings

Site Group 25



Overview of existing structures and parking lots



Single-family homes



Corner parking lot

Site Group 26



Overview of existing buildings and parking lot



Existing office/professional buildings



Existing building with parking lot

Site Group 27



Overview of existing building and lot



Older low-rise office/professional building

Site Group 28



Overview of existing building and lot



Existing buildings with open space in between

Site Group 29



Overview of existing building



Small commercial building

Site Group 30



Overview of existing buildings



Single-family home



Low-rise commercial building

Site Group 31



Overview of existing buildings



Single-family home



Large lot behind existing building

Site Group 32



Overview of existing buildings



Low-rise office building with parking lot

Site Group 33



Overview of sites



Single-family home with unfinished curbs



Office buildings with parking in between

Site Group 34



Overview



Single-family home



Unmaintained yard

Site Group 35



Overview



Large parking lot



Single-family home

Site Group 36



Overview



Large vacant lot with weeds

Site Group 37



Overview



Older retail/commercial building and parking



Shopping center with parking

Site Group 38



Overview



Large parking lots



Vacant space

Table C-3: SP 19 Sites

APN	Existing Use	Address	Acreage	Existing GP	Existing Zoning	Proposed Zoning	Max. Units (@45 du/ac)	Potential Units (@36 du/ac)
48227048	Regional Shopping Mall	415 Fletcher Pkwy.	3.67	RC/SDA 8	C-R	HDR	165	132
48227033 (PORTION)	Regional Shopping Mall	415 Fletcher Pkwy.	9.06	RC/SDA 8	C-R	HDR	408	326
48227056 (PORTION)	Regional Shopping Mall	415 Fletcher Pkwy.	8.17	RC/SDA 8	C-R	HDR	368	294
48227037 (PORTION)	Regional Shopping Mall	415 Fletcher Pkwy.	4.76	RC/SDA 8	C-R	HDR	214	171
48227055	Regional Shopping Mall	415 Fletcher Pkwy.	0.65	RC/SDA 8	C-R	HDR	29	23
48227036 (PORTION)	Regional Shopping Mall	415 Fletcher Pkwy.	0.54	RC/SDA 8	C-R	HDR	24	19
48227047	Regional Shopping Mall	415 Fletcher Pkwy.	0.68	RC/SDA 8	C-R	HDR	31	25
			27.53				1,239	991



Overview of regional shopping center and surrounding parking lots

Table C-4: Grossmont Community College							
APN	Existing Use	Address	Acreage	Existing GP	Existing Zoning	Max. Units (@45 du/ac)	Potential Units (@ 36 du/ac)
38607101 (Portion)	Community College	8800 Grossmont College Dr.	5.40	JC	RS-6	39	31
38607109 (Portion)	Community College	8800 Grossmont College Dr.	7.24	JC	RS-6	52	42
38607204 (Portion)	Community College	8800 Grossmont College Dr.	3.55	JC	RS-6	26	21
38607102 (Portion)	Community College	8800 Grossmont College Dr.	3.82	JC	RS-6	28	22
			20.00			145	116



Overview of Community College and surrounding parking lots

Table C-5: Existing Vacant and Underutilized Residential Sites

APN	Existing Use	Address	Acreage	Existing GP	Existing Zoning	Max. Density (du/ac)	Max. Units	Potential Units¹
40025007	Vacant	E. Main St. at Sydney Tr.	3.04	SDA 7/GC	C-G	10.0	130	104
40028008			4.01					
40025009			3.00					
40025028			4.20					
48778035	Vacant	Murray Av. (Grossmont Terrace)	8.36	OS	O-S-H	1.0	22	17
48775017			0.71			1.0		
48742013			1.16			1.0		
48742016			0.33			1.0		
48742017			1.28			1.0		
49265001			4.46			1.0		
48742012			0.41			1.0		
48775018			0.96			1.0		
48742011			0.54			1.0		
48742014			1.51			1.0		
48778016			1.74			1.0		
48742009			0.08			1.0		
48778015			0.12			RS-6		
48741009			0.30	LR	RS-6	7.25		
				Subtotal:	35.24			
48901064	Vacant	Mary St.	1.66	LR	PRD-Low	10.0	17	1
48943001	Vacant	Calle de las Palmas	0.10	MR	PRD-Low	10.0	1	1
48943002	Vacant	Calle de las Palmas	0.06	MR	PRD-Low	10.0	1	1
48943003	Vacant	Calle de las Palmas	0.07	MR	PRD-Low	10.0	1	1
48943004	Vacant	Calle de las Palmas	0.10	MR	PRD-Low	10.0	1	1
48943005	Vacant	Calle de las Palmas	0.06	MR	PRD-Low	10.0	1	1

Table C-5: Existing Vacant and Underutilized Residential Sites

APN	Existing Use	Address	Acreage	Existing GP	Existing Zoning	Max. Density (du/ac)	Max. Units	Potential Units ¹
48943006	Vacant	Calle de las Palmas	0.07	MR	PRD-Low	10.0	1	1
48943007	Vacant	Calle de las Palmas	0.08	MR	PRD-Low	10.0	1	1
48943008	Vacant	Calle de las Palmas	0.06	MR	PRD-Low	10.0	1	1
48943009	Vacant	Calle de las Palmas	0.07	MR	PRD-Low	10.0	1	1
48943010	Vacant	Calle de las Palmas	0.08	MR	PRD-Low	10.0	1	1
51416008	Vacant	Shadow Vista Wy.	1.18	LR	PRD-Low	10.0	12	9
51416022	SFR	Jamacha Rd at Shadown Vista Wy.	0.48	LR	PRD-Low	10.0	14	11
51416023			3.03					
51416024			0.81					
48913022	SFR	1335 Greenfield Dr.	0.69	LR	PRD-Low	10.0	7	5
48324115	Vacant	518 Birchwood Ln.	0.09	LR	PRD-Low	10.0	1	1
48324116	Vacant	530 Birchwood Ln.	0.07	LR	PRD-Low	10.0	1	1
48324117	Vacant	546 Birchwood Ln.	0.10	LR	PRD-Low	10.0	1	1
48324118	Vacant	541 Birchwood Ln.	0.11	LR	PRD-Low	10.0	1	1
48324119	Vacant	527 Birchwood Ln.	0.07	LR	PRD-Low	10.0	1	1
		Subtotal:	9.07				65	41
48425231	SFR	1276 Marline Av.	0.45	LR	RM-6000	7.2	3	1
48419212	SFR	1151 Marline Av.	0.51	LR	RM-6000	7.2	4	1
48419227	SFR	1158 Naranca Av.	0.39	LR	RM-6000	7.2	3	1
48419230	SFR	1140 Naranca Av.	0.42	LR	RM-6000	7.2	3	1
48426250	SFR	1385 Peach Av.	0.47	LR	RM-6000	7.2	3	1
50728207	SFR	1445 Peach Av.	0.44	LR	RM-6000	7.2	3	1
48426231	SFR	1356 Marline Av.	0.46	LR	RM-6000	7.2	3	1
50728227	SFR	1436 Marline Av.	0.45	LR	RM-6000	7.2	3	1
50728224	SFR	1456 Marline Av.	0.46	LR	RM-6000	7.2	3	1
48426308	SFR	1325 Marline Av.	0.46	LR	RM-6000	7.2	3	1

Table C-5: Existing Vacant and Underutilized Residential Sites

APN	Existing Use	Address	Acreage	Existing GP	Existing Zoning	Max. Density (du/ac)	Max. Units	Potential Units ¹
48426325	SFR	1356 Naranca Av.	0.41	LR	RM-6000	7.2	3	1
50728325	SFR	1462 Naranca Av.	0.50	LR	RM-6000	7.2	4	1
		Subtotal:	5.42				38	12
48304302	Vacant	Cliffdale Rd.	0.26	LR	RS-6	7.2	2	1
49223106	SFR	920 Lemon Av.	0.54	LR	RS-6	7.2	4	2
49224104	SFR	1030 Lemon Av.	0.74	LR	RS-6	7.2	6	2
49258063	Vacant	Tilling Wy.	0.13	LR	RS-6	7.2	1	1
49258064	Vacant	Tilling Wy.	0.18	LR	RS-6	7.2	1	1
49258065	Vacant	Tilling Wy.	0.18	LR	RS-6	7.2	1	1
49258066	Vacant	Tilling Wy.	0.20	LR	RS-6	7.2	2	1
49258067	Vacant	Tilling Wy.	0.23	LR	RS-6	7.2	2	1
49258068	Vacant	Tilling Wy.	0.18	LR	RS-6	7.2	1	1
49209112	SFR	463 W. Washington Av.	0.41	LMR	RS-6	7.2	3	1
49209110	SFR	445 W. Washington Av.	0.43	LMR	RS-6	7.2	3	1
49209109	SFR	425 W. Washington Av.	0.41	LMR	RS-6	7.2	3	1
49215225	SFR	888 Hale Ct.	0.84	LMR	RS-6	7.2	6	1
49302007	Vacant	Foundation Ln.	0.19	LR	RS-6	7.2	1	1
49302005	Vacant	Pauline Av.	0.52	LR	RS-6	7.2	4	3
49304004	Vacant	Behind 817 Avocado Av.	0.21	LR	RS-6	7.2	2	1
49304009	Vacant	Behind 871 Avocado Av.	0.22	LR	RS-6	7.2	2	1
49312027	SFR	1181 E. Washington Av.	1.66	LR	RS-6	7.2	12	3
48735108	SFR	338 S. Sunshine Av.	0.36	LMR	RS-6	7.2	3	1
48825026	SFR	388 S. Lincoln Av.	0.92	MR & LR	RS-6	7.2	7	4
48335136	Vacant	Ballantyne St.	0.14	LR	RS-6	7.2	1	1
48327215	Vacant	Ballantyne St.	0.83	LR	RS-6	7.2	6	4
48323207	SFR	772 Graves Av.	0.45	LR	RS-6	7.2	3	1

Table C-5: Existing Vacant and Underutilized Residential Sites

APN	Existing Use	Address	Acreage	Existing GP	Existing Zoning	Max. Density (du/ac)	Max. Units	Potential Units ¹
48323208	SFR	750 Graves Av.	0.40	LR	RS-6	7.2	3	1
38820314	Vacant	Pepper Dr.	0.42	LR	RS-6	7.2	3	1
48943011	Vacant	Calle de las Palmas	0.06	MR	RS-6	7.2	1	1
48943012	Vacant	Calle de las Palmas	0.07	MR	RS-6	7.2	1	1
50706035	Vacant	Via Elisa	0.56	LR	RS-6	7.2	4	1
50706036	Vacant	Via Elisa	0.54	LR	RS-6	7.2	4	1
48423101	SFR	1196 Bostonia St.	1.13	LR	RS-6	7.2	8	5
48424068	Vacant	Coker Wy.	0.14	LR	RS-6	7.2	1	1
48424069	Vacant	Tangerine St.	0.15	LR	RS-6	7.2	1	1
50730104	Vacant	Adjacent to 1093 N. Third St.	0.33	LR	RS-6	7.2	1	1
None (Caltrans)	Vacant	Oakdale Av. & Mint Av.	0.46	LR	RS-6	7.2	3	2
None (Caltrans)	Resthome & SFR	511 N. Third St.	2.30	LR	RS-6	7.2	17	5
48420323	SFR	911 Oro St.	0.49	LR	RS-6	7.2	4	1
None (Caltrans)	SFR	1484 E. Madison Av.	0.72	LR	RS-6	7.2	5	3
51101303	Vacant	NEC of Oakdale Av. & E. Main St.	0.32	LR	RS-6	7.2	2	1
		Subtotal:	18.32				134	61
48237014	Vacant	Swallow Dr.	0.90	LR	RS-9	4.8	4	1
48114035	Vacant	Sharon Wy.	0.40	LR	RS-9	4.8	2	1
48114041	Vacant	Sharon Wy.	0.53	LR	RS-9	4.8	3	2
48608103	Vacant	Hihill Wy.	0.31	LR	RS-9	4.8	2	1
48710017	Vacant	NWC W. Main St. & Dewane Dr.	1.06	LR	RS-9	4.8	5	4
51128052	SFR	340 S. Third St.	1.03	LR	RS-9	4.8	5	2
51402115	SFR	1426 Granite Hills Dr.	1.11	LR	RS-9	4.8	5	3
51401329	Vacant	Cary Ct.	1.57	LR	RS-9	4.8	8	7
51418022	SFR	1008 Garden Glen Ln.	2.08	LR	RS-9	4.8	10	6
51418004	SFR	1034 Garden Glen Ln.	1.27	LR	RS-9	4.8	6	1

Table C-5: Existing Vacant and Underutilized Residential Sites

APN	Existing Use	Address	Acreage	Existing GP	Existing Zoning	Max. Density (du/ac)	Max. Units	Potential Units ¹
51418006	SFR	1068 Garden Glen Ln.	1.67	LR	RS-9	4.8	8	4
48105223	Vacant	Katherine Street	1.58	LR	RS-9-H	4.8	8	6
38663143	Vacant	Fanita Drive	2.42	LR	RS-9-H	4.8	12	9
38665234	SFR	2211 Weld Blvd.	1.46	LR	RS-9-H	4.8	7	2
38665233	SFR	2201 Weld Blvd.	2.58	LR	RS-9-H	4.8	13	3
38621208	Vacant	Windmill View Rd.	0.81	LR	RS-9-H	4.8	4	1
		Subtotal:	20.78				102	53
48121009	Vacant	El Pico Dr.	0.53	LR	RS-14	3.1	2	1
48121007	Vacant	El Pico Dr.	0.46	LR	RS-14	3.1	2	1
48123051	Vacant	Brockton St.	0.41	LR	RS-14-H	3.1	1	1
49339113	Vacant	Avocado Av.	1.84	LLR	RS-14-H	3.1	6	2
50720011	Vacant	Savin Dr.	1.10	LR	RS-14-H	3.1	4	3
		Subtotal:	4.34				15	8
49260063	SFR	1360 S. Magnolia Av.	1.26	LR	RS-20	2.1	3	1
51124040	Vacant	Granite Hills Dr.	0.46	LLR	RS-20	2.1	1	1
51124041	Vacant	Granite Hills Dr.	0.46	LLR	RS-20	2.1	1	1
51124042	Vacant	Saddlebrook Wy.	0.46	LLR	RS-20	2.1	1	1
51124043	Vacant	Saddlebrook Wy.	0.46	LLR	RS-20	2.1	1	1
51124044	Vacant	Saddlebrook Wy.	0.46	LLR	RS-20	2.1	1	1
51124045	Vacant	Saddlebrook Wy.	0.46	LLR	RS-20	2.1	1	1
51124047	Vacant	Saddlebrook Wy.	0.60	LLR	RS-20	2.1	1	1
51124048	Vacant	Saddlebrook Ct.	0.54	LLR	RS-20	2.1	1	1
51124049	Vacant	Saddlebrook Ct.	0.45	LLR	RS-20	2.1	1	1
51124050	Vacant	Saddlebrook Ct.	0.44	LLR	RS-20	2.1	1	1
51124051	Vacant	Saddlebrook Ct.	0.61	LLR	RS-20	2.1	1	1
51124052	Vacant	Saddlebrook Ct.	0.47	LLR	RS-20	2.1	1	1

Table C-5: Existing Vacant and Underutilized Residential Sites

APN	Existing Use	Address	Acreage	Existing GP	Existing Zoning	Max. Density (du/ac)	Max. Units	Potential Units ¹
51124053	Vacant	Saddlebrook Ct.	0.36	LLR	RS-20	2.1	1	1
51124054	Vacant	Saddlebrook Wy.	0.47	LLR	RS-20	2.1	1	1
51124055	Vacant	Saddlebrook Wy.	0.44	LLR	RS-20	2.1	1	1
51443221	Vacant	Kendrick Wy.	1.39	LR	RS-20-H	2.1	3	2
51213035	Vacant	E. Madison Av. At Shadow Mountain	4.48	LLR	RS-20-H	2.1	10	6
50824017	Vacant	Ingamac Wy.	0.71	LLR	RS-20-H	2.1	2	1
50824019	Vacant	Ingamac Wy.	0.54	LLR	RS-20-H	2.1	1	1
50824020	Vacant	Ingamac Wy.	0.52	LLR	RS-20-H	2.1	1	1
50824021	Vacant	Ingamac Wy.	0.62	LLR	RS-20-H	2.1	1	1
50824022	Vacant	Ingamac Wy.	0.62	LLR	RS-20-H	2.1	1	1
50824024	Vacant	Ingamac Wy.	0.70	LLR	RS-20-H	2.1	2	1
		Subtotal:	17.98				39	30
51133061 (Portion)	Vacant	Dehesa Rd.	0.96	LLR	RS-40	1.0	1	1
49255204	Vacant	Kimberly Woods Dr.	1.02	OS	RS-40-H	1.0	1	1
49259018	Vacant	Flume	0.98	OS	RS-40-H	1.0	1	1
49259019	Vacant	Flume	0.98	OS	RS-40-H	1.0	1	1
49259020	Vacant	Flume	1.26	OS	RS-40-H	1.0	1	1
		Subtotal:	5.20				5	5
48754128	SFR	523 S. Johnson Av.	0.43	MR	RM-2200	19.8	8	5
49233216	3 SFR	1002, 1004 & 1010 S. Magnolia Av.	0.77	MR	RM-2200	19.8	15	9
48717105	SFR	342 Wisconsin Av.	0.42	HR	RM-2200	19.8	8	5
48717318	SFR	221 W. Park Av.	0.26	HR	RM-2200	19.8	5	2
48916110	SFR	203 Orlando St.	0.29	LMR	RM-2200	19.8	6	2
48912226	Vacant	Mahalo Ct.	0.36	MR	RM-2200	19.8	7	4
48912227	Vacant	Mahalo Ct.	0.37	MR	RM-2200	19.8	7	4
51126072	Social Club	1400 E. Washington Av.	5.40	MR	RM-2200	19.8	107	21

Table C-5: Existing Vacant and Underutilized Residential Sites

APN	Existing Use	Address	Acreage	Existing GP	Existing Zoning	Max. Density (du/ac)	Max. Units	Potential Units ¹
None (Caltrans)	Vacant	NEC of Oakdale Av. & N. Third St.	0.21	LR	RM-2200	19.8	2	1
None (Caltrans)	Vacant	SEC of Oakdale Av. & N. Third St.	0.22	LR	RM-2200	19.8	2	1
None (Caltrans)	Vacant	East of 1511 Oakdale Av.	0.39	LR	RM-2200	19.8	4	3
		Subtotal:	9.12				171	57
49233106	Vacant	W. Renette Av.	0.33	MR	RM-2500	17.4	6	4
49344208	SFR	1123 E. Washington Av.	0.74	MR	RM-2500	17.4	13	9
49322464	Vacant	Billings St.	0.57	LMR	RM-2500	17.4	10	7
None (Caltrans)	Vacant	South of 538 N. Third St.	0.56	LR	RM-2500	17.4	6	4
		Subtotal:	2.20				35	24
49310226	Vacant	Anza St. & E. Washington Av.	0.99	MR	PRD-Low-Med	16.5	54	43
49310222			1.01					
49310227			1.00					
48311019	Tennis Club	1055 Ballantyne St.	2.90	LMR	PRD-Low-Med	16.5	53	36
48309028	SFR	335 Hart Dr.	1.14	LMR	PRD-Low-Med	16.5	21	14
49311109	Vacant	1075 E. Washington Ave.	0.44	MR	PRD-Med	16.5	8.8	27
49311114		Washington Heights Rd.	1.93	LR	PRD-Low	16.5	19.3	
		Subtotal:	9.40				156	120
49250017	Vacant	E. Chase Av.	5.47	LR	RM-4300	10.1	55	44
48423114	6 units	1040 Bostonia St.	1.00	LR	RM-4300	10.1	10	4
48426147	Vacant	Broadway (west of Grape St.)	0.30	MR	RM-4300	10.1	3	2
48912224	SFR	1358 Oakdale Av.	0.30	MR	RM-4300	10.1	3	1
		Subtotal:	7.07				71	51
48801021	SFR	488 S. Lincoln Av.	0.23	HR	RM-1500 to RM-1450	30.0	7	4
		Subtotal	0.23				7	4

Note 1: Potential Units = 80% of maximum less existing units on site or some other constraints. A legally created parcel is assumed to have the potential for at least one unit.

Table C-6: Existing Vacant and Underutilized Residential Sites Rezoned to be Consistent with General Plan

APN	Existing Use	Address	Acreage	Existing GP	Existing Zoning	Proposed GP	Proposed Zoning	Max. Density (du/ac)	Maxi. Units	Potential Units ¹
49339107	Vacant	S. Magnolia Av. (landlocked)	2.61	LLR	RS-40-H	No Change	RS-20-H	2.1	5	3
49339106	SFR	1333 S. Magnolia Av.	5.97	LR/LLR	RS-20 & RS-40-H	No Change	RS-6 & RS-20-H	7.2/2.1	24	18
49339110	Vacant	1300 Lorna Av.	3.26	LR/LLR	RS-40	No Change	RS-6 & RS-20-H	7.2/2.1	14	10
		Subtotal:	11.84						43	31
None (Caltrans)	Vacant	Melody Ln. & S. Third St.	0.76	LR	RS-9	No Change	RS-6	7.2	5	4
51139127	SFR	136 N. Third St.	0.97	LR	RS-9	No Change	RS-6	7.2	7	4
51139126	SFR	124 N. Third St.	0.51	LR	RS-9	No Change	RS-6	7.2	3	2
None (Caltrans)	SFR	110 N. Third St.	2.38	LR	RS-9	No Change	RS-6	7.2	17	9
51409072	SFR	1573 Granite Hills Dr.	0.56	LR	RS-20	No Change	RS-6	7.2	4	2
51409004	SFR	1571 Granite Hills Dr.	1.05	LR	RS-20	No Change	RS-6	7.2	7	5
51409003	SFR	1561 Granite Hills Dr.	1.03	LR	RS-20	No Change	RS-6	7.2	7	5
49260003	SFR	1320 S. Magnolia Av.	1.04	LR	RS-20	No Change	RS-6	7.2	7	5
49339102	SFR	1311 S. Magnolia Av.	0.91	LR	RS-20	No Change	RS-6	7.2	6	4
49339114	Vacant	S. Magnolia Av.	0.26	LR	RS-6	No Change	RS-6	7.2	1	1
49339116	SFR	1357 S. Magnolia Av.	1.01	LR	RS-20	No Change	RS-6	7.2	7	4
49339115	Vacant	S. Magnolia Av. (south of 1357)	1.02	LR	RS-20-H	No Change	RS-6-H	7.2	7	5
		Subtotal:	11.50						78	50
48309027	SFR	321 Hart Dr.	1.01	LMR	RS-9	No Change	PRD-Low-Med	18.0	18	13
		Subtotal:	1.01						18	13
48717104	SFR	364 Wisconsin Av.	0.41	HR	RS-6	No Change	RM-2200	19.8	8	5
48717106	SFR	336 Wisconsin Av.	0.39	HR	RS-6	No Change	RM-2200	19.8	7	5
48717107	SFR	330 Wisconsin Av.	0.42	HR	RS-6	No Change	RM-2200	19.8	8	5
48717202	Vacant	Chambers St.	0.89	HR	RS-6	No Change	RM-2200	19.8	2	2
48323320	SFR	728 Ballantyne St.	0.32	MR	RS-6	No Change	RM-2200	19.8	6	4

Table C-6: Existing Vacant and Underutilized Residential Sites Rezoned to be Consistent with General Plan

APN	Existing Use	Address	Acreage	Existing GP	Existing Zoning	Proposed GP	Proposed Zoning	Max. Density (du/ac)	Maxi. Units	Potential Units ¹
48318126	SFR	1174 N. Mollison Av.	0.39	MR	RS-6	No Change	RM-2200	19.8	7	4
48318127	Vacant	N. Mollison Av.	0.36	MR	RS-6	No Change	RM-2200	19.8	7	5
48318128	SFR	1160 N. Mollison Av.	0.28	MR	RS-6	No Change	RM-2200	19.8	5	3
48318218	SFR	1123 N. Mollison Av.	0.44	MR	RS-6	No Change	RM-2200	19.8	8	5
48432203	SFR	805 N. Mollison Av.	0.48	MR	RM-4300	No Change	RM-2200	19.8	9	6
48912222	SFR	1338 Oakdale Av.	0.31	MR	RS-6	No Change	RM-2200	19.8	6	3
48912223	SFR	1340 Oakdale Av.	0.20	MR	RS-6	No Change	RM-2200	19.8	3	2
48837101	SFR	619 S. Lincoln Av.	0.48	MR	RS-6	No Change	RM-2200	19.8	9	4
49310101	SFR	623 S. Lincoln Av.	1.00	MR	RS-6	No Change	RM-2200	19.8	19	9
49233239	SFR	920 S. Magnolia Av.	0.46	MR	RS-6	No Change	RM-2200	19.8	9	6
49233240	SFR	924 S. Magnolia Av.	0.31	MR	RS-6	No Change	RM-2200	19.8	6	3
49233108	Vacant	SWC of W. Renette Av. & S. Sunshine Av.	0.20	MR	RS-6	No Change	RM-2200	19.8	3	3
49233107	Vacant	W. Renette Av.	0.16	MR	RS-6	No Change	RM-2200	19.8	3	2
48914008	SFR	395 N. First St.	0.40	MR	RS-6	No Change	RM-2200	19.8	7	5
50728169	Automobile Sales	1419 Broadway	0.65	MR	C-G	No Change	RM-2200	19.8	12	10
		Subtotal:	8.55						144	91
48322263	Vacant	Behind 852 Ballantyne St.	0.14	LMR	RS-6	No Change	RM-2500	17.4	2	2
48322222	SFR	850 Ballantyne St.	0.40	LMR	RS-6	No Change	RM-2500	17.4	6	4
48322221	SFR	840 Ballantyne St.	0.40	LMR	RS-6	No Change	RM-2500	17.4	7	4
48322220	SFR	824 Ballantyne St.	0.38	LMR	RS-6	No Change	RM-2500	17.4	6	4
		Subtotal:	1.32						21	14
48823327	Vacant	West of 166 S. Lincoln Av.	0.20	HR	P	No Change	RM-1450	30.0	5	4
48823354	Parking Lot	West of 166 S. Lincoln Av.	0.15	HR	P	No Change	RM-1450	30.0	4	3
		Subtotal:	0.35						9	7

Table C-7: Sites to be Rezoned as Mixed Use (MU-30 and MU-60)										
APN	Existing Use	Address	Acreage	Existing GP	Existing Zoning	Proposed GP	Proposed Zoning	Max. Units	Potential Units (@80% of Max. Density)	Comments
Zoning Revision (Mixed-Use 30 du/acre)										
48115069	Retail	2270 Fletcher Pkwy.	0.36	GC	C-G	No Change	M-U (30 du/acre)	10	8	Older single-story building with parking lot
48115070	Office	2262 Fletcher Pkwy.	0.12	GC	C-G	No Change	M-U (30 du/acre)	3	2	Older single-story building
48115071	Office	2234 Fletcher Pkwy.	0.30	GC	C-G	No Change	M-U (30 du/acre)	9	7	Older single-story building with parking lot
48115072	Automobile Repair	2210 Fletcher Pkwy.	0.43	GC	C-G	No Change	M-U (30 du/acre)	12	10	Older single-story building
48143127	Automobile Repair	2235 Fletcher Pkwy.	0.14	GC	C-G	No Change	M-U (30 du/acre)	4	3	Small single-story building with cars stored in rear
48143128	Retail	2225 Fletcher Pkwy.	0.12	GC	C-G	No Change	M-U (30 du/acre)	3	2	Single-story building with parking lot
48143105	Office	2295 Fletcher Pkwy.	0.41	GC	C-G	No Change	M-U (30 du/acre)	12	9	Low-rise building with parking lot
48143106	Vacant	2275 Fletcher Pkwy.	0.12	GC	C-G	No Change	M-U (30 du/acre)	3	2	Pavement is deteriorating
48143107	Thrift Store	2253 Fletcher Pkwy.	0.26	GC	C-G	No Change	M-U (30 du/acre)	7	6	Older single-story building with parking lot
48143109	Vacant	SWC of Fletcher Pkwy & N. Westwind Dr.	0.27	GC	C-G	No Change	M-U (30 du/acre)	8	6	Vacant
48143101	Office	2397 Fletcher Pkwy.	0.27	GC	C-G	No Change	M-U (30 du/acre)	8	6	Newer building with parking lot
48143102	Bakery	2383 Fletcher Pkwy.	0.25	GC	C-G	No Change	M-U (30 du/acre)	7	6	Newer building with parking lot
48143103	Retail	2333 Fletcher Pkwy.	0.23	GC	C-G	No Change	M-U (30 du/acre)	6	5	Older single-story building
48143104	Retail	2315 Fletcher Pkwy.	0.56	GC	C-G	No Change	M-U (30 du/acre)	16	13	Older single-story building
48140102	Restaurant	2425 Fletcher Pkwy.	0.27	GC	C-G	No Change	M-U (30 du/acre)	8	6	Older single-story building
48139301	Retail	2447 Fletcher Pkwy.	0.29	GC	C-G	No Change	M-U (30 du/acre)	8	6	Older single-story building
48115068	Shopping Center	NEC of Fletcher Pkwy. & Garfield Av.	2.88	GC	C-G	No Change	M-U (30 du/acre)	86	69	Older low-rise building with parking lots
		Subtotal:	7.28					210	166	

Table C-7: Sites to be Rezoned as Mixed Use (MU-30 and MU-60)										
APN	Existing Use	Address	Acreage	Existing GP	Existing Zoning	Proposed GP	Proposed Zoning	Max. Units	Potential Units (@80% of Max. Density)	Comments
48131018	Shopping Center	SWC of Navajo Rd. & Fletcher Pkwy.	0.47	NC	C-N	No Change	M-U (30 du/acre)	14	11	Town and Country Shopping Center – with excess parking area that can accommodate housing
48131030	Shopping Center	SWC of Navajo Rd. & Fletcher Pkwy.	2.30	NC	C-N	No Change	M-U (30 du/acre)	69	55	
48131034	Shopping Center	SWC of Navajo Rd. & Fletcher Pkwy.	0.13	NC	C-N	No Change	M-U (30 du/acre)	3	3	
48131017	Shopping Center	SWC of Navajo Rd. & Fletcher Pkwy.	0.39	NC	C-N	No Change	M-U (30 du/acre)	11	9	
48131033	Shopping Center	SWC of Navajo Rd. & Fletcher Pkwy.	0.05	NC	C-N	No Change	M-U (30 du/acre)	1	1	
48131028	Shopping Center	SWC of Navajo Rd. & Fletcher Pkwy.	2.62	NC	C-N	No Change	M-U (30 du/acre)	78	62	
48131031	Shopping Center	SWC of Navajo Rd. & Fletcher Pkwy.	0.41	NC	C-N	No Change	M-U (30 du/acre)	12	9	
48131015	Shopping Center	SWC of Navajo Rd. & Fletcher Pkwy.	0.85	NC	C-N	No Change	M-U (30 du/acre)	25	20	
48131032	Shopping Center	SWC of Navajo Rd. & Fletcher Pkwy.	4.60	NC	C-N	No Change	M-U (30 du/acre)	138	110	
48131014	Shopping Center	SWC of Navajo Rd. & Fletcher Pkwy.	0.96	NC	C-N	No Change	M-U (30 du/acre)	28	23	
48131029	Shopping Center	SWC of Navajo Rd. & Fletcher Pkwy.	0.15	NC	C-N	No Change	M-U (30 du/acre)	4	3	
48131021	Shopping Center	SWC of Navajo Rd. & Fletcher Pkwy.	0.70	NC	C-N	No Change	M-U (30 du/acre)	21	16	
		Subtotal:	13.64					404	322	
48132103	Office	2724 Navajo Rd.	0.18	O/NR	O-P	No Change	M-U (30 du/acre)	5	4	Newer single-story building with parking lot
48132114	Office	2700 Navajo Rd.	0.20	O/NR	O-P	No Change	M-U (30 du/acre)	6	4	Newer low-rise building with parking lot
48132117	Office	2732 Navajo Rd.	0.56	O/NR	O-P	No Change	M-U (30 du/acre)	16	13	Newer low-rise building with large parking lot
48108210	Office	2752 Navajo Rd.	0.19	O/NR	O-P	No Change	M-U (30 du/acre)	5	4	Newer single-story

Table C-7: Sites to be Rezoned as Mixed Use (MU-30 and MU-60)										
APN	Existing Use	Address	Acreage	Existing GP	Existing Zoning	Proposed GP	Proposed Zoning	Max. Units	Potential Units (@80% of Max. Density)	Comments
										building with parking lot
48132208	Office	2582 Fletcher Pkwy.	0.17	O/NR	O-P	No Change	M-U (30 du/acre)	5	4	Older single-story building with parking lot
48132209	Office	2592 Fletcher Pkwy.	0.17	O/NR	O-P	No Change	M-U (30 du/acre)	5	4	Older single-story building with parking lot
48132210	Office	2606 Fletcher Pkwy.	0.16	O/NR	O-P	No Change	M-U (30 du/acre)	4	3	Older single-story building with parking lot
48132211	Office	2614 Navajo Rd.	0.16	O/NR	O-P	No Change	M-U (30 du/acre)	4	3	Newer single-story building with parking lot
48132212	Office	2638 Navajo Rd.	0.16	O/NR	O-P	No Change	M-U (30 du/acre)	4	3	Older single-story building with unpaved surfaces
48132213	Office	2652 Navajo Rd.	0.17	O/NR	O-P	No Change	M-U (30 du/acre)	5	4	Older single-story building with unpaved surfaces; rear storage area.
48132214	Office	2676 Navajo Rd.	0.16	O/NR	O-P	No Change	M-U (30 du/acre)	4	3	Older single-story building with parking lot
48132215	Office	2694 Navajo Rd.	0.15	O/NR	O-P	No Change	M-U (30 du/acre)	4	3	Newer low-rise building with parking lot
48136214	Office	2434 Fletcher Pkwy.	0.16	O/NR	O-P	No Change	M-U (30 du/acre)	4	3	Newer single-story building with parking lot
48136215	Office	2456 Fletcher Pkwy.	0.16	O/NR	O-P	No Change	M-U (30 du/acre)	4	3	Newer single-story building with parking lot
48136216	Office	2478 Fletcher Pkwy.	0.16	O/NR	O-P	No Change	M-U (30 du/acre)	4	3	Newer single-story building with parking lot
48136217	Office	2494 Fletcher Pkwy.	0.16	O/NR	O-P	No Change	M-U (30 du/acre)	4	3	Older single-story building with parking lot
48136218	Office	2494 Fletcher Pkwy.	0.16	O/NR	O-P	No Change	M-U (30 du/acre)	4	3	
48136219	Office	2526 Fletcher Pkwy.	0.16	O/NR	O-P	No Change	M-U (30 du/acre)	4	3	Newer single-story building with parking lot
48136220	Office	2540 Fletcher Pkwy.	0.16	O/NR	O-P	No Change	M-U (30 du/acre)	4	3	Older single-story building with parking lot
48136221	Office	2552 Fletcher Pkwy.	0.16	O/NR	O-P	No Change	M-U (30 du/acre)	4	3	Older single-story building

Table C-7: Sites to be Rezoned as Mixed Use (MU-30 and MU-60)										
APN	Existing Use	Address	Acreage	Existing GP	Existing Zoning	Proposed GP	Proposed Zoning	Max. Units	Potential Units (@80% of Max. Density)	Comments
										with parking lot
48136222	Commercial	2414 Fletcher Pkwy.	0.12	O/NR	O-P	No Change	M-U (30 du/acre)	3	2	Older single-story building
48136223	Gas Station	2410 Fletcher Pkwy.	0.39	O/NR	O-P	No Change	M-U (30 du/acre)	11	9	Large surrounding paved surfaces
48114071	Office	2160 Fletcher Pkwy.	0.37	O/NR	O-P	No Change	M-U (30 du/acre)	11	8	Long low-rise building with large parking lot; neighboring SFRs
48114072	Office	2160 Fletcher Pkwy.	0.29	O/NR	O-P	No Change	M-U (30 du/acre)	8	6	
48114073	Office	2160 Fletcher Pkwy.	0.26	O/NR	O-P	No Change	M-U (30 du/acre)	7	6	
48147001	Office	607 Aldwych Rd.	0.22	O/NR	O-P	No Change	M-U (30 du/acre)	6	5	
48618101	Office	593 N. Westwind Dr.	0.17	O/NR	O-P	No Change	M-U (30 du/acre)	5	4	
48139603	Restaurant	2477 Fletcher Pkwy.	0.23	O/NR	C-G	No Change	M-U (30 du/acre)	6	5	Older single-story buildint with parking lot
48137115	Office	2505 Fletcher Pkwy.	0.08	O/NR	O-P	No Change	M-U (30 du/acre)	2	1	Small older single-story building with parking lot
48137116	SFR	584 Hosmer St.	0.07	O/NR	O-P	No Change	M-U (30 du/acre)	2	1	Older single-story building
48137113	Office	2523 Fletcher Pkwy.	0.15	O/NR	O-P	No Change	M-U (30 du/acre)	4	3	Older single-story building
48137118	Office/SFR	566 Hosmer St.	0.29	O/NR	O-P	No Change	M-U (30 du/acre)	8	6	Older single-story building with equally paved parking lot and unpaved surface
48143126	SFR	2392 Tampa Av.	0.14	O/NR	O-P	No Change	M-U (30 du/acre)	4	3	Older single-story building
48143125	SFR	2384 Tampa Av.	0.15	O/NR	O-P	No Change	M-U (30 du/acre)	4	3	Older single-story building
48143124	SFR	2376 Tampa Av.	0.15	O/NR	O-P	No Change	M-U (30 du/acre)	4	3	Older single-story building
48143123	SFR	2368 Tampa Av.	0.15	O/NR	O-P	No Change	M-U (30 du/acre)	4	3	Older single-story building
48143130	Office	2340 Tampa Av.	0.30	O/NR	O-P	No Change	M-U (30 du/acre)	9	7	Older low-rise building
48143129	Office/3 Apartments	2310 Tampa Av.	0.30	O/NR	O-P	No Change	M-U (30 du/acre)	9	7	Older low-rise building

Table C-7: Sites to be Rezoned as Mixed Use (MU-30 and MU-60)										
APN	Existing Use	Address	Acreage	Existing GP	Existing Zoning	Proposed GP	Proposed Zoning	Max. Units	Potential Units (@80% of Max. Density)	Comments
48143118	Office	560 Brockton St.	0.18	O/NR	O-P	No Change	M-U (30 du/acre)	5	4	Older low-rise building with parking lot
48143117	SFR	555 Brockton St.	0.15	O/NR	O-P	No Change	M-U (30 du/acre)	4	3	Older single-story building with overgrown vegetation.
48143116	SFR	2282 Tampa Av.	0.15	O/NR	O-P	No Change	M-U (30 du/acre)	4	3	Older single-story building
48143115	SFR	2264 Tampa Av.	0.15	O/NR	O-P	No Change	M-U (30 du/acre)	4	3	Older single-story building
48142114	SFR	2258 Tampa Av.	0.15	O/NR	O-P	No Change	M-U (30 du/acre)	4	3	Older single-story building
48143113	3 Apartments	2250 Tampa Av.	0.16	O/NR	O-P	No Change	M-U (30 du/acre)	4	3	Older low-rise building
48143112	4 Apartments	2236 Tampa Av.	0.16	O/NR	O-P	No Change	M-U (30 du/acre)	4	3	Older low-rise building
48143111	3 Apartments	2216 Tampa Av.	0.19	O/NR	O-P	No Change	M-U (30 du/acre)	5	4	Older low-rise building
48143110	Office	594 N. Westwind Dr.	0.32	O/NR	O-P	No Change	M-U (30 du/acre)	9	7	
		Subtotal:	9.15					249	191	
Zoning Revision (Mixed Use 60 du/acre)										
50731027	Restaurant	1588 E. Main St.	0.31	GC	C-G	No Change	M-U (60 du/acre)	18	14	Older low-rise building with parking lot
50751005	Commercial	1641 E. Main St.	1.23	GC	C-G	No Change	M-U (60 du/acre)	73	59	Older low-rise building with parking lot
50720045	Commercial	1665 E. Main St.	0.97	GC	C-G	No Change	M-U (60 du/acre)	58	46	Older low-rise building with parking lot
50731026	Parking Lot	West of 1588 E. Main St.	0.73	GC	C-G	No Change	M-U (60 du/acre)	43	35	
		Subtotal:	3.24					192	154	
General Plan Amendment and Zoning Revision (Mixed Use 60 du/acre)										
48219034	Industrial	1107 Petree St.	2.52	LI & PI	C-M & M	GC	M-U (60 du/acre)	151	120	Arnele Transit Center
48219045	Industrial	Wagner Dr.	4.23	LI & PI	C-M & M	GC	M-U (60 du/acre)	253	203	

Table C-7: Sites to be Rezoned as Mixed Use (MU-30 and MU-60)										
APN	Existing Use	Address	Acreage	Existing GP	Existing Zoning	Proposed GP	Proposed Zoning	Max. Units	Potential Units (@80% of Max. Density)	Comments
48219021 (Portion)	Industrial	Wagner Dr.	1.04	LI & PI	C-M & M	GC	M-U (60 du/acre)	62	49	
48219047	Industrial	700 N. Marshall Ave.	2.28	LI & PI	C-M & M	GC	M-U (60 du/acre)	136	109	
48219040	Industrial	760 N. Marshall Ave.	1.27	LI & PI	C-M & M	GC	M-U (60 du/acre)	76	60	
		Subtotal:	11.40					678	541	
48726104 (Portion)	Parking Lot	Marshall Av. Trolley Station (west)	0.07	PI	M	GC	M-U (60 du/acre)	3	3	Marshall Av. Trolley Station (west) – parking lot
48726112 (Portion)	Parking Lot	Marshall Av. Trolley Station (west)	0.03	PI	M	GC	M-U (60 du/acre)	1	1	
48726108 (Portion)	Parking Lot	Marshall Av. Trolley Station (west)	0.14	PI	M	GC	M-U (60 du/acre)	8	6	
48726107 (Portion)	Parking Lot	Marshall Av. Trolley Station (west)	0.14	PI	M	GC	M-U (60 du/acre)	8	6	
48726114 (Portion)	Parking Lot	Marshall Av. Trolley Station (west)	0.20	PI	M	GC	M-U (60 du/acre)	12	9	
48726106 (Portion)	Parking Lot	Marshall Av. Trolley Station (west)	0.11	PI	M	GC	M-U (60 du/acre)	6	5	
48726105 (Portion)	Parking Lot	Marshall Av. Trolley Station (west)	0.09	PI	M	GC	M-U (60 du/acre)	5	4	
48726103 (Portion)	Parking Lot	Marshall Av. Trolley Station (west)	0.05	PI	M	GC	M-U (60 du/acre)	2	2	
		Subtotal:	0.84					45	36	
48726116	Parking Lot	Marshall Av. Trolley Station (east)	0.09	PI	M	GC	M-U (60 du/acre)	5	4	Marshall Av. Trolley Station (east) – parking lot
48726112 (Portion)	Parking Lot	Marshall Av. Trolley Station (east)	0.04	PI	M	GC	M-U (60 du/acre)	2	2	
48726103 (Portion)	Parking Lot	Marshall Av. Trolley Station (east)	0.02	PI	M	GC	M-U (60 du/acre)	1	1	
48726104 (Portion)	Parking Lot	Marshall Av. Trolley Station (east)	0.01	PI	M	GC	M-U (60 du/acre)	0	0	

Table C-7: Sites to be Rezoned as Mixed Use (MU-30 and MU-60)										Comments
APN	Existing Use	Address	Acreage	Existing GP	Existing Zoning	Proposed GP	Proposed Zoning	Max. Units	Potential Units (@80% of Max. Density)	
48726208	Parking Lot	Marshall Av. Trolley Station (east)	0.13	PI	M	GC	M-U (60 du/acre)	7	6	
48726209 & Former Street	Parking Lot	Marshall Av. Trolley Station (east)	1.03	PI	M	GC	M-U (60 du/acre)	61	49	
48726207	Parking Lot	Marshall Av. Trolley Station (east)	0.69	PI	M	GC	M-U (60 du/acre)	41	33	
48726204	Parking Lot	Marshall Av. Trolley Station (east)	1.17	PI	M	GC	M-U (60 du/acre)	70	56	
48727306 & Former Street	Parking Lot	Marshall Av. Trolley Station (east)	0.42	PI	M	GC	M-U (60 du/acre)	24	19	
		Subtotal:	3.46					211	170	

2270, 2262, 2234, & 2210 Fletcher Pkwy.



Older single-story buildings with parking lots

2235, 2225, 2295, 2275, 2253, & vacant lot SWC of Fletcher Pkwy & N. Westwind Dr.



Older single-story and low-rise buildings with parking lots, and vacant lots

2397, 2283, 2333, & 2315 Fletcher Pkwy.



New and older buildings with parking lots

2425 & 2447 Fletcher Pkwy



Older single-story buildings with parking lots

Shopping Center, NEC of Fletcher Pkwy. And Garfield Ave.



Older low-rise buildings with parking lots

Fletcher Hills Town and Country Shopping Center



Shopping center with excess parking

2724, 2700, 2732& 2752 Navajo Rd.



Newer low-rise and single-story office buildings with parking lots

2582, 2592, & 2606 Fletcher Pkwy, and 2614, 2638, 2652, 2676, & 2694 Navajo Rd.



Older single-story buildings with parking lots and unpaved surfaces, and newer low-rise building with parking lot

2434, 2456, 2478, 2494, 2526, 2540, & 2552 Fletcher Pkwy.



New and older single-story buildings with parking lots

2414 & 2410 Fletcher Pkwy.



Older single-story building and gas station with surround paved surfaces

2160 Fletcher Pkwy.



Low-rise building with large parking lot; neighboring SFRs

607 Aldwych Rd.



Two-story office building with parking lot,; neighboring SFRs

593 N. Westwind Dr.



Two-story office building with parking lot,; neighboring SFRs

2477, 2505, & 2523 Fletcher Pkwy., and 584 & 566 Hosmer St.



Older single-story buildings with parking lots and unpaved surfaces

2392, 2384, 2376, 2368, 2340, & 2310 Tampa Av., and 560 Brockton St.



Older single-story and low-rise buildings

555 Brockton St., and 2282, 2264, 2258, 2250, 2236, & 2216 Tampa Ave.



Older single-story and low-rise buildings

594 Westwind Dr.



Older single-story office and parking lot

1588 E. Main St. and parking lot West of 1588 E. Main St.



Older low-rise building with parking lot

1641 E. Main St.



Older low-rise building with parking lot

1641 E. Main St.



Older low-rise building with parking lot

Arnele Transit Center



Large paved parking lot

Marshall Av. Trolley Station (east & west)



Parking lots at the El Cajon Transit Center

Table C-8: Vacant and Underutilized Residential Sites to be Rezoned High Density Residential (60 du/ac)

APN	Existing Use	Acreage	Existing GP	Existing Zoning	Proposed GP	Proposed Zoning	Max. Units (@ 60 du/ac)	Potential Units (@ 48 du/ac)	Net Potential Units
Area No. 1	77 units	6.87	LMR	RM-2200 & RM-4300	HR	RM-HR (60 du/ac)	412	329	252
48728207	3 units	0.19	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48728220	2 units	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48728221	SFR	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48728211	SFR	0.19	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48729214	SFR	0.18	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48729211	2 units	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48728216	2 units	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48728208	SFR	0.19	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48729210	5 units	0.20	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48729206	4 units	0.18	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48729216	2 units	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48729217	2 units	0.18	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48728226	SFR	0.18	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48729205	2 units	0.19	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48728218	SFR	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48729201	3 units	0.18	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48729219	2 units	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48728205	2 units	0.19	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48728206	4 units	0.19	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48729202	2 units	0.19	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48729212	SFR	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48729213	2 units	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48729203	3 units	0.18	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48729207	SFR	0.20	LMR	RM-2200	HR	RM-HR (60 du/ac)			

Table C-8: Vacant and Underutilized Residential Sites to be Rezoned High Density Residential (60 du/ac)

APN	Existing Use	Acreage	Existing GP	Existing Zoning	Proposed GP	Proposed Zoning	Max. Units (@ 60 du/ac)	Potential Units (@ 48 du/ac)	Net Potential Units
48729215	2 units	0.18	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48728217	SFR	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48729218	SFR	0.18	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48728219	SFR	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48729220	2 units	0.18	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48728214	SFR	0.18	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48728215	SFR	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48728210	4 units	0.19	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48729204	4 units	0.18	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48728209	SFR	0.19	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48729221	9 units	0.38	LMR	RM-2200	HR	RM-HR (60 du/ac)			
Area No. 2	58 units	6.87	LMR	RM-4300	HR	RM-HR (60 du/acre)	412	329	271
48731119	SFR	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48731117	2 units	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48731107	2 units	0.21	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48730105	2 units	0.18	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48730108	SFR	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48731115	2 units	0.18	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48730117	2 units	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48730107	SFR	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48730116	2 units	0.18	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48731120	SFR	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48731108	SFR	0.20	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48730109	2 units	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48731104	SFR	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48730106	2 units	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			

Table C-8: Vacant and Underutilized Residential Sites to be Rezoned High Density Residential (60 du/ac)

APN	Existing Use	Acreage	Existing GP	Existing Zoning	Proposed GP	Proposed Zoning	Max. Units (@ 60 du/ac)	Potential Units (@ 48 du/ac)	Net Potential Units
48731112	2 units	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48731106	SFR	0.18	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48730103	SFR	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48730114	SFR	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48730113	2 units	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48731116	SFR	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48731110	2 units	0.21	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48731111	2 units	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48731103	SFR	0.18	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48731113	2 units	0.20	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48730110	2 units	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48730112	2 units	0.18	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48730118	2 units	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48731109	2 units	0.18	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48730115	SFR	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48730111	2 units	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48730104	SFR	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48731105	2 units	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48731102	SFR	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48731118	2 units	0.18	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48731101	2 units	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48731114	2 units	0.20	LMR	RM-4300	HR	RM-HR (60 du/ac)			
Area No. 3	23 units	2.68	LMR	RM-2200 & RM-4300	HR	RM-HR (60 du/acre)	160	128	105
48730206	2 units	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48730208	2 units	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48730212	SFR	0.18	LMR	RM-4300	HR	RM-HR (60 du/ac)			

Table C-8: Vacant and Underutilized Residential Sites to be Rezoned High Density Residential (60 du/ac)

APN	Existing Use	Acreage	Existing GP	Existing Zoning	Proposed GP	Proposed Zoning	Max. Units (@ 60 du/ac)	Potential Units (@ 48 du/ac)	Net Potential Units
48730207	2 units	0.18	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48731202	2 units	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48731203	2 units	0.18	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48731206	SFR	0.18	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48731201	SFR	0.18	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48731205	3 units	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48730210	3 units	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48730205	SFR	0.19	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48730209	SFR	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48731204	SFR	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			
48730211	SFR	0.19	LMR	RM-4300	HR	RM-HR (60 du/ac)			
Area No. 4	32 units	2.75	LMR	RM-2200	HR	RM-HR (60 du/acre)	165	132	100
48748018	SFR	0.19	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48748024	SFR	0.18	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48748027	SFR	0.19	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48748028	SFR	0.19	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48748016	10 units	0.44	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48748017	2 units	0.19	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48748019	4 units	0.19	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48748025	SFR	0.19	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48748022	SFR	0.19	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48748021	4 units	0.20	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48748026	2 units	0.19	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48748020	2 units	0.19	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48748023	2 units	0.19	LMR	RM-2200	HR	RM-HR (60 du/ac)			

Table C-8: Vacant and Underutilized Residential Sites to be Rezoned High Density Residential (60 du/ac)

APN	Existing Use	Acreage	Existing GP	Existing Zoning	Proposed GP	Proposed Zoning	Max. Units (@ 60 du/ac)	Potential Units (@ 48 du/ac)	Net Potential Units
Area No. 5	50 units	4.36	LMR	RM-2200	HR	RM-HR (60 du/acre)	261	209	159
48750001	3 units	0.19	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48750021	2 units	0.19	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48750025	3 units	0.19	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48750028	3 units	0.37	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48750015	Parking Lot	0.23	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48750024	4 units	0.19	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48750027	3 units	0.39	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48750017	2 units	0.20	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48750022	3 units	0.19	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48750023	2 units	0.19	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48750004	3 units	0.19	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48750016	SFR	0.21	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48750006	5 units	0.27	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48750002	SFR	0.19	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48750005	4 units	0.20	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48750026	2 units	0.19	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48750019	SFR	0.19	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48750018	SFR	0.20	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48750003	4 units	0.19	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48750020	3 units	0.20	LMR	RM-2200	HR	RM-HR (60 du/ac)			
Area No. 6	26 units	1.59	LMR	RM-2200	HR	RM-HR (60 du/acre)	95	76	50
48752003	2 units	0.20	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48752002	2 units	0.19	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48752004	SFR	0.20	LMR	RM-2200	HR	RM-HR (60 du/ac)			

Table C-8: Vacant and Underutilized Residential Sites to be Rezoned High Density Residential (60 du/ac)									
APN	Existing Use	Acreage	Existing GP	Existing Zoning	Proposed GP	Proposed Zoning	Max. Units (@ 60 du/ac)	Potential Units (@ 48 du/ac)	Net Potential Units
48752005	4 units	0.25	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48752007	9 units	0.19	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48752008	SFR	0.10	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48752001	SFR	0.19	LMR	RM-2200	HR	RM-HR (60 du/ac)			
48752006	6 units	0.29	LMR	RM-2200	HR	RM-HR (60 du/ac)			

Table C-9: Housing Overlay Zone								
APN	Existing Use	Address	Acreage	Existing GP	Existing Zoning	Proposed Zoning	Max. Units	Potential Units ¹
48602210	Office	256 Witherspoon Wy.	0.81	O/NR	O-P	1 unit per 1,450 sf	24	19
Portion of 48331016	Vacant	NEC of Ballantyne St. & E. Park Av.	2.5	PI	RS-6	1 unit per 1,450 sf	75	60
48813425	Vacant	SEC of E. Main St. & Lincoln Av.	0.39	GC	C-G	1 unit per 1,450 sf	11	8
48813418	SFR	833 E. Main St.	0.13	GC	C-G	1 unit per 1,450 sf	3	2
48813407	Duplex	835 E. Main St.	0.26	GC	C-G	1 unit per 1,450 sf	7	5
48813408	4 units	841 E. Main St.	0.37	GC	C-G	1 unit per 1,450 sf	11	8
48913019	Commercial	1050 E. Main St.	6.43	GC	RS-6	1 unit per 1,450 sf	192	153
48913043	Commercial	1060 E. Main St.	1.02	GC	C-G	1 unit per 1,450 sf	30	24
48838040	Commercial	1025 E. Main St.	2.30	GC	C-G	1 unit per 1,450 sf	69	55
48938011	Trailer Sales	1111 E. Main St.	2.23	GC	C-G	1 unit per 1,450 sf	66	52
48938015	Trailer Sales	1143 E. Main St.	1.06	GC/HR	C-G/RM-1500	1 unit per 1,450 sf	31	24
48918019	Automobile Sales	1338 E. Main St.	1.31	GC	C-G	1 unit per 1,450 sf	39	31
48918062	Office	1341 E. Main St.	0.80	GC	C-G	1 unit per 1,450 sf	24	19
51117120	Automobile Repair	1365 E. Main St.	1.77	GC	C-G	1 unit per 1,450 sf	53	42
51117119	Automobile Sales	1375 E. Main St.	3.04	GC	C-G	1 unit per 1,450 sf	91	72
51117118	Automobile Sales	1409 E. Main St.	1.23	GC	C-G	1 unit per 1,450 sf	36	28
51101518	5 units	1412 E. Main St.	0.80	GC	RS-6	1 unit per 1,450 sf	24	19
51101515	SFR	1430 E. Main St.	0.30	GC	RS-6	1 unit per 1,450 sf	9	7
51101521	Trailer Sales	1434 E. Main St.	0.31	GC	C-G	1 unit per 1,450 sf	9	7
51101536	Trailer Sales	1440 E. Main St.	0.87	GC	C-G	1 unit per 1,450 sf	26	20
48418212	Trailer Sales	1175 Broadway	0.46	O/NR	C-G	1 unit per 1,450 sf	13	10
48418248	Trailer Sales	1183 Broadway	0.46	O/NR	C-G	1 unit per 1,450 sf	13	10
48418407	Trailer Sales	1198 Broadway	0.20	GC	C-G	1 unit per 1,450 sf	6	4
48418406	Trailer Sales	1198 Broadway	0.17	GC	C-G	1 unit per 1,450 sf	5	4
48420327	Commercial	1208 Broadway	0.25	GC	C-G	1 unit per 1,450 sf	7	5

Table C-9: Housing Overlay Zone								
APN	Existing Use	Address	Acreage	Existing GP	Existing Zoning	Proposed Zoning	Max. Units	Potential Units¹
48420328	Duplex	1210 Broadway	0.22	GC	C-G	1 unit per 1,450 sf	6	4
48425147	Parking Lot	Vacant	0.29	GC	C-G	1 unit per 1,450 sf	8	6
48425148	Automobile Repair	1221 Broadway	0.28	GC	C-G	1 unit per 1,450 sf	8	6
48424028	Automobile Repair	1376 Broadway	0.32	GC	C-G	1 unit per 1,450 sf	9	7
48424027	Automobile Repair	North of 1376 Broadway	0.21	GC	C-G	1 unit per 1,450 sf	6	4
48424019	SFR	999 Bostonia St.	0.62	GC	C-G	1 unit per 1,450 sf	18	14
48420219	Commercial	1158 N. Second St.	0.83	GC	C-G	1 unit per 1,450 sf	24	19
50728152	Automobile Sales	1403 Broadway	0.22	GC	C-G	1 unit per 1,450 sf	6	4
50728148	SFR	1407 Broadway	0.33	GC	RS-6	1 unit per 1,450 sf	9	7
50728164	Commercial	1415 Broadway	0.30	GC	C-G	1 unit per 1,450 sf	9	7
48429107	Commercial	938 Broadway	0.31	GC	C-G	1 unit per 1,450 sf	9	7
48429108	Commercial	976 Broadway	0.35	GC	C-G	1 unit per 1,450 sf	10	8
48429109	Commercial	982 Broadway	0.30	GC	C-G	1 unit per 1,450 sf	9	7
48429110	Commercial/SFR	912 N. Anza St.	0.41	GC	C-G	1 unit per 1,450 sf	12	9
48918039	Motel	1349 E. Main St.	0.30	GC	C-G	1 unit per 1,450 sf	9	7
48918077	Motel	1355 E. Main St.	0.93	GC	C-G	1 unit per 1,450 sf	27	21
48918075	Motel	1368 E. Main St.	0.82	GC	C-G	1 unit per 1,450 sf	24	19
50731042	Motel	1538 E. Main St.	0.98	GC	C-G	1 unit per 1,450 sf	29	23
50731038	Motel	1556 E. Main St.	1.74	GC	C-G	1 unit per 1,450 sf	52	41
50731019	Motel	1549 E. Main St.	1.71	GC	C-G	1 unit per 1,450 sf	51	40
48931019	Motel	1274 Oakdale Av.	1.29	GC	C-G	1 unit per 1,450 sf	38	30
48432242	Motel	683 N. Mollison Av.	1.83	GC	C-G	1 unit per 1,450 sf	54	43
48332109 & -11	Motel	650 N. Mollison Av.	2.26	GC	C-G	1 unit per 1,450 sf	67	53
48338040	Motel	588 N. Mollision Av.	1.51	GC	C-G	1 unit per 1,450 sf	45	36
48338032	Motel	581 N. Mollison Av.	0.36	GC	C-G	1 unit per 1,450 sf	10	8
48711019	Motel	1220 W. Main St.	0.79	GC	C-G	1 unit per 1,450 sf	23	18

Table C-9: Housing Overlay Zone								
APN	Existing Use	Address	Acreage	Existing GP	Existing Zoning	Proposed Zoning	Max. Units	Potential Units ¹
48750011	Motel	638 El Cajon Blvd.	0.12	GC	C-G	1 unit per 1,450 sf	3	2
49264104	Motel	771 El Cajon Blvd.	0.31	GC	C-G	1 unit per 1,450 sf	9	7
48432236	Vacant	665 N. Mollison Ave.	0.47	GC	C-G	1 unit per 1,450 sf	14	11
		Subtotal:	49.88				1,472	1,156
48725017	Vacant	Travelodge Dr.	6.70	PI	O-P	1 unit per 2,200 sf	132	106
48712247 & Portion of - 39	Vacant	South of Manor Dr.	1.18	SDA10/HR	RS-6	1 unit per 2,200 sf	23	18
48313021	SFR	616 Broadway	1.27	O/NR	RS-6	1 unit per 2,200 sf	25	19
48418424	SFR	917 N. First St.	0.26	GC	C-G	1 unit per 2,200 sf	5	4
48418431	Vacant	East of 917 N. First St.	0.36	GC	C-G	1 unit per 2,200 sf	7	5
48829011	Vacant	SEC of S. Magnolia Av. & E. Camden Av.	0.69	O/NR	O-P	1 unit per 2,200 sf	13	10
48806106	Office	892 E. Madison Av.	1.24	O/NR	O-P	1 unit per 2,200 sf	24	19
48931020	Vacant (Office)	1278 Oakdale Av.	0.75	GC	C-G	1 unit per 2,200 sf	14	11
48711015	Automobile Repair	1240 W. Main St.	0.51	GC	C-G	1 unit per 2,200 sf	10	8
48913022	Automobile Sales	966 E. Main St.	0.47	GC	C-G	1 unit per 2,200 sf	9	7
		Subtotal:	13.43				262	207

256 Witherspoon Wy.

NEC of Ballantyne St. & E. Park Av.



Vacant lot at SEC of E. Main St & Lincoln Ave., and 833, 835, & 841 E. Main St.



1050, 1060, & 966 E. Main St.



1025, 1111, & 1143 E. Main St.



1338, 1341, 1365, 1349, 1355 E. Main St,



1375, 1409, 1412, & 1368 E. Main St,



1430, 1434, & 1440 E. Main St,



1175, 1183, 1198, 1208, 1210, & 1221 Broadway



1376 Broadway, area North of 1376 Broadway, 999 Bostonia St.



1158 N. Second St.



1403, 1407, & 1415 Broadway



938, 976, & 982 Broadway, and 912 N. Anza St.



1538, 1556, 1549 E. Main St.



1274 & 1278 Oakdale Ave.



638 & 650 N. Mollison Av.



588 & 581 Mollison Av



1220 & 1240 W. Main St., and vacant lot on Travelodge Dr.



638 El Cajon Blvd.



771 El Cajon Blvd.



Vacant lot south of Manor Dr.	616 Broadway	917 N. First St. and area East of
		
SEC of S. Magnolia Av. & E. Camden Av.	892 E. Madison Av.	
		